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San Marcos General Plan



COMPILED JUNE 1988

THE SAN MARCOS GENERAL PLAN

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III LAND USE



FIGURE 1

REGIONAL MAP

A. CITY-WIDE LAND USE ELEMENT

City-wide Land Use Policy Plan

GOAL 1: To influence and control the rate and distribution of growth within the City in a manner reflecting the needs and desires of its citizens and reinforcing the quality and stability of the community.

OBJECTIVE A: To direct future urban growth to undeveloped or underutilized lands within, or contiguous to, existing developed areas.

POLICIES:

1. The City shall establish community planning areas on the basis of unique and distinguishing land use patterns and physical or socio-economic characteristics. Individual Land Use plans and specific policies shall be adopted to direct and guide future growth within each community.

2. Specific Land Use policies adopted for individual community planning areas shall be consistent with the City-wide Land Use Policy Plan.

3. The City should initiate annexation of County "Islands" within the incorporated limits of San Marcos.

4. All unincorporated acreage within the City's Sphere of Influence should be prezoned in a manner consistent with the City's adopted General Plan Land Use designations.

5. The City should cooperate with the County in recommending specific zone changes in unincorporated areas within the City's Sphere of Influence to ensure conformance with the development policies and Land Use designation of the City's adopted General Plan.

OBJECTIVE B: To define and retain the rural character of non-urban lands and limit urban uses within these areas.

POLICIES:

1. Urban areas shall be designated as those areas with the highest intensity of development and concentration of public services and facilities: rural areas shall be those areas with scattered low density development which lacks public services and facilities.

2. The City shall ensure preservation of the open space nature of its hills and ridgelines.

3. Transitional land use designations and densitiies shall be established as a buffer between urban and non-urban lands.

4. Non-urban lands should be buffered from urban lands through the use of open space and/or open space corridors.

5. Neighborhood commercial uses within non-urban areas shall reflect the rural character of those ares.

6. The City shall develop policies to address and encourage the continuance of agricultural uses within the City wherever appropriate and economically feasible.

7. The City shall discourage the conversion of productive agricultural uses within the City.

OBJECTIVE C: To promote coordination between agencies to ensure the adequate and timely provision of public services, facilities and amenities required by future growth within the City.

POLICIES:

1. City Administrative offices should be located in close proximity to those of other local service agencies to facilitate coordination of governmental services.

2. Appropriately sized sites for public facilities should be identified and acquired or reserved in advance of need to ensure the proper placement and timely installation of such facilities.

3. Public facilities and services should be located to maximize public accessibility and improve levels of service.

4. The City shall establish specific Land Use designations for public facilities and uses within each planning area.

5. The City should provide for a broad variety of programs and facilities to fulfill recreational, cultural and social needs of its residents.

6. Social and cultural facilities should be concentrated within a civic complex, serving as a focal point of the community.

7. The City shall cooperate with the County, regional transportation agencies and other cities in developing a regional mass transit system, i.e.; light rail and bus service. Appropriate sites for terminals, or multi-modal facilities for such services shall be identified and reserved as a part of the City's Community Plan Land Use strategy.

8. The needs of County agencies and Special Districts serving the City shall be identified and provided for to ensure the maintenance of adequate levels of public services and facilities.

9. Special Service Districts. i.e: Fire, Police, Water and Sewer, should be consolidated with City governmental services if and when appropriate and economically feasible.

GOAL 2: To achieve balance and compatibility between land uses to assure the maximum social and economic benefit to the City and its citizens.

OBJECTIVE A: To encourage a full range of housing types to meet the needs of all ethnic, age and economic segments of the community.

POLICIES:

1. Medium and high density residential development shall be concentrated adjacent to high intensity uses as a means of buffering such uses from low density residential development.

2. The City shall encourage flexibility and innovation in the design of subdivision, mobile home parks, and housing types (i.e.: zero lot line development, patio homes).

3. Mobile home park designs shall incorporate the use of curvilinear streets and open space areas.

4. The City shall encourage a mix of housing types and densities within planned residential developments.

5. Residential ares shall be buffered from more intense land uses by employing any or all of the following site design techniques: landscaping, open space areas, back-up lot treatment, and/or separation by major streets.

6. The use of back-up lots, loop streets and cul-de-sacs in subdivision and mobile home park design shall be encouraged to avoid fronting residential units on major streets.

OBJECTIVE B: To prevent or reverse the physical decline or deterioration of developments within the City.

POLICIES:

1. The City shall require the provision of adequate levels of service to future development: wherever warranted, improvements to existing levels of service shall be encouraged in conjunction with development.

2. The City shall develop guidelines and standards to provide for temporary land uses where urban levels of service are in place to adequately serve any or all such uses. Such standards should include, but not be limited to the following:

   a. Temporary land uses should be located as a transition between less and more intensive industrial uses.

   b. Temporary land uses should not be located adjacent to residentially designated land uses or along major highways or along the freeway.

   c. All storage and/or waste disposal areas associated with temporary uses shall be screened from view.

   d. Adequate setbacks, landscaped areas and other development criteria should be provided to maintain or improve the quality of industrial development.

3. The City shall encourage the consolidation of individual parcels where appropriate to allow for more flexible site design and to foster economic viability of development on such parcels.

OBJECTIVE C: To encourage a climate for economic growth and stability which will attract high quality business and industrial development to promote employment opportunities.

POLICIES:

1. The City shall encourage and actively promote the location of clean, high technology uses within designated industrial areas in campus-like settings or master planned industrial parks.

2. Commercial and office uses shall be clustered into centers or master planned unit development. Strip commercial development shall be discouraged within the City.

3. Commercial and industrial developments shall be buffered from adjacent streets by means of landscaped setbacks, solid fencing and overall site design.

4. Trees, shrubs, ground cover and landscaped berms shall be distributed throughout commercial and industrial developments, especially along street frontages, to break up the visual impact of parking lots and other hardscape areas.

5. Loading docks, mechanical units, trash collection and storage areas shall be completely concealed from view through site placement and the use of screening materials and/or architectural features.

6. The City shall develop and implement a design manual which sets forth standards for all types of commercial and industrial buildings. The design control manual should include but not be limited to such areas: site layout, building facades and exterior construction, signage, and landscaping.

7. The design manual shall address and incorporate the following criteria:

   a. Uniform architectural themes shall be carried throughout individual commercial centers and industrial parks. Similar surrounding developments shall have a harmonious and complimentary architectural style.

   b. Commercial and industrial developments shall be located and designed to minimize points of access onto major arterials and collectors. These access points shall be located at appropriate and safe distances from street intersections.

c. Access to vehicle oriented commercial areas shall be controlled through the use of landscaped traffic medians and other devices to assure pedestrian and traffic safety and minimize potential traffic conflicts.

d. Signage associated with vehicle-oriented commercial uses shall be regulated to allow adequate identification and advertisement of stores and merchandise.

e. The use of monument signs and other equally effective, yet unobtrusive sign types shall be encouraged within commercial centers and industrial parks.

f. Commerce and industry shall be concentrated within those areas identified as suitable for such use, particularly along Highway 78 corridors and major arterial roads, rather than dispersed throughout the City.

g. Development along the Route 78 view corridor shall be of the highest design/architectural quality.

8. The City shall develop and implement, where and when economically feasible, a five-year capital improvements program.

9. The City shall review and update, as directed by the City Council, the City Zoning regulations. Such a review and update should be comprehensive and changes, if necessary, should be based upon performance criteria for each land use category.

10. Retail commercial uses should be prohibited from industrial areas of the City and encouraged to locate within areas designated commercial and commercial-manufacturing.

OBJECTIVE D: To encourage a wide diversity of parks, open space, recreational and civic facilities to meet the needs of all segments of the population.

POLICIES:

1. A parks and recreation system shall be established to serve a population with varied characteristics, needs and interests.

2. Major open space elements shall be combined and linked to form visual and physical separation between major sectors of urbanized areas, relieving the monotony of continuous urban development, and buffering such development from non-urban areas.

3. Canyon and natural drainage courses shall be used as buffers between developed areas and natural habitat reserves, trails and green belts, where appropriate and economically feasible, serving the mutual interests of the City and individual properties.

4. Future urban development shall be prohibited from designated open space areas.

5. Parks and recreation uses shall be located and designed to protect and enhance the surrounding environment.

6. The City's bicycle route program should be maintained and expanded where appropriate. Wherever warranted, new development shall provide for such routes and facilities.

7. Pedestrian routes shall be provided in conjunction with new residential development to foster the pleasant and safe movement of people throughout the City.

8. The City should develop an equestrian trail system as a part of the Parks and Recreation Element of the City General Plan.

9. New residential development shall provide for lineal open space areas linking major open space elements and individual neighborhoods.

GOAL 3: To ensure the maintenance and enhancement of the Community environment through preservation of the City's unique natural and cultural resources for the future benefit and enjoyment of its citizens.

OBJECTIVE A: To protect and enhance natural and cultural resources and promote recreational opportunities.

POLICIES:

1. The City shall identify and aid in the implementation of appropriate measures to ensure preservation of the community's unique cultural resources.

2. The San Marcos vernal pool habitats shall be preserved.

3. The City should develop and adopt preservation programs which govern and guide property development and conservation of environmentally sensitive habitats, i.e.: vernal pools.

4. Planned Residential Development shall be located within or adjacent to environmentally sensitive areas, due to the high ratio of open space to developed area required of such developments. Open space shall coincide with areas exhibiting the highest degree of environmental sensitivity.

5. The City shall develop and implement a local historical preservation program which addresses the preservation, adaptive reuse and relocation of historically significant structures or places.

6. Strategic portions of San Marcos Creek shall be designed as an environmental flood control channel; areas with concrete lined channel structures shall be adequately screened with extensive use of landscaping and earthen berms.

7. The unnecessary stripping of natural vegetation and removal of mature trees in conjunction with development shall be prohibited.

8. Pad areas shall be graded using curvilinear contours rather than typical rectilinear contours, to preserve the natural grade of the lands.

9. Plant materials of varying type, form and density shall be used to obscure and preserve graded slope banks.

10. Native rocks shall be used to naturalize man-made drainage and brow ditches on graded slopes.

11. Streets within hillside ares shall be designed to follow the natural topography of such ares to create undulating slope banks, preserving visual relief, and to minimze the number and size of cut/fill slopes.

OBJECTIVE B: To promote the conservation of air, water and energy resources.

POLICIES:

1. All business and industrial uses shall meet or exceed mandated State or regional strategies for air, water quality and energy standards.

2. To the greatest extent possible, waste water should be recycled and used for the irrigation of open space, recreational and agricultural areas.

3. Low water usage and drought resistant vegetation shall be used within open spaces, parks and landscaped buffer areas for both public and private development.

QUESTHAVEN/LA COSTA COMMUNITY

2.0 QUESTHAVEN/LA COSTA MEADOWS COMMUNITY PLAN

2.1 INTRODUCTION

2.1.1 BACKGROUND

The utilization and preservation of land has been and will continue to be one of the principal focal points of public concern and policy. In response to the concern, a Land Use Element has become a required element of land general plans as stipulated in Section 65302(a) of the California Planning and Zoning Law.

The Land Use Element is a long-range guide to the development and use of all land within the Planning Area. As such, it sets forth goals, policies and standards to guide the location, density and distribution of various land use activities.

The Land Use Element of the City of San Marcos General Plan consists of the City-wide Land Use Element policies and the various community plans. This Questhaven/La Costa Meadows Community Plan serves as the Land Use Element for the San Marcos community referred to as Questhaven/La Costa Meadows.

The Questhaven/La Costa Meadows Community Plan is organized as a document which details the community's adopted goals, policies, and implementation measures which suggest general approaches for the City to follow in implementing the General Plan. Cumulatively, the Community Plan and associated Land Use Map designates and/or addresses the land use elements mandated by the State Planning, Zoning and Development Laws (Section 65302(a)); housing, business, industry, open space including agriculture, natural resources, recreation, and enjoyment of scenic beauty; education, public buildings, solid and liquid waste disposal facilities, and flooding.

2.1.2 ENVIRONMENTAL REVIEW

Concurrent with the adoption of this Questhaven/La Costa Meadows Community Plan, the City of San Marcos prepared an Environmental Impact Report, as required by the California Environmental Quality Act. The environmental impact report must be certified prior to the adoption of this community plan as the General Plan Land Use Element for the Questhaven/La Costa Meadows Community.

The Environmental Impact Report is the foundation of identifying potential impacts at the community plan. Environmental topics which are affected by the community plan consist of: Land Use, Open Space, Aesthetics, Natural Resources, Recreation, Scenic Beauty, Education, Public Buildings Grants, and Solid Waste.

2.2 PROJECT LOCATION

2.2.1 REGIONAL SETTING

The Questhaven/La Costa Meadows Community consists of approximately 3,011 acres and is located within the City of San Marcos and its adopted Sphere of Influence. The Sphere of Influence for the community is coterminous with the City's jurisdictional limits. The City of San Marcos is located in San Diego County, California. The project site is shown from a regional perspective on Figure 1.

The City of San Marcos is generally bounded by the City of Carlsbad and unincorporated County of San Diego lands to the west, unincorporated County of San Diego lands to the north and south including such communities as Elfin Forest and Del Dios to the South, and the City of Escondido and unincorporated County lands to the east and a religious retreat otherwise identified as Christward Ministries.

2.2.2 LOCAL SETTING

The Questhaven/La Costa Meadows area is the southernmost portion of the City (see Figure 2). The area consists of approximately 3,011 acres. The Questhaven area is bounded on the north by the Lake San Marcos Neighborhood and Barham/Discovery Community and on the south, west and east by unincorporated County lands including such communities as Elfin Forest and Del Dios to the south and the City of Carlsbad. Existing land uses are shown on Table 1.

TABLE 1

EXISTING LAND USES

Questhaven/La Costa Meadows Community

Land Use	Acres
Agriculture	126
Single-Family Estate	41
Manufacturing	31
Landfill	219
Roads and Vacant Land	2,594
TOTAL ACREAGE	3,011

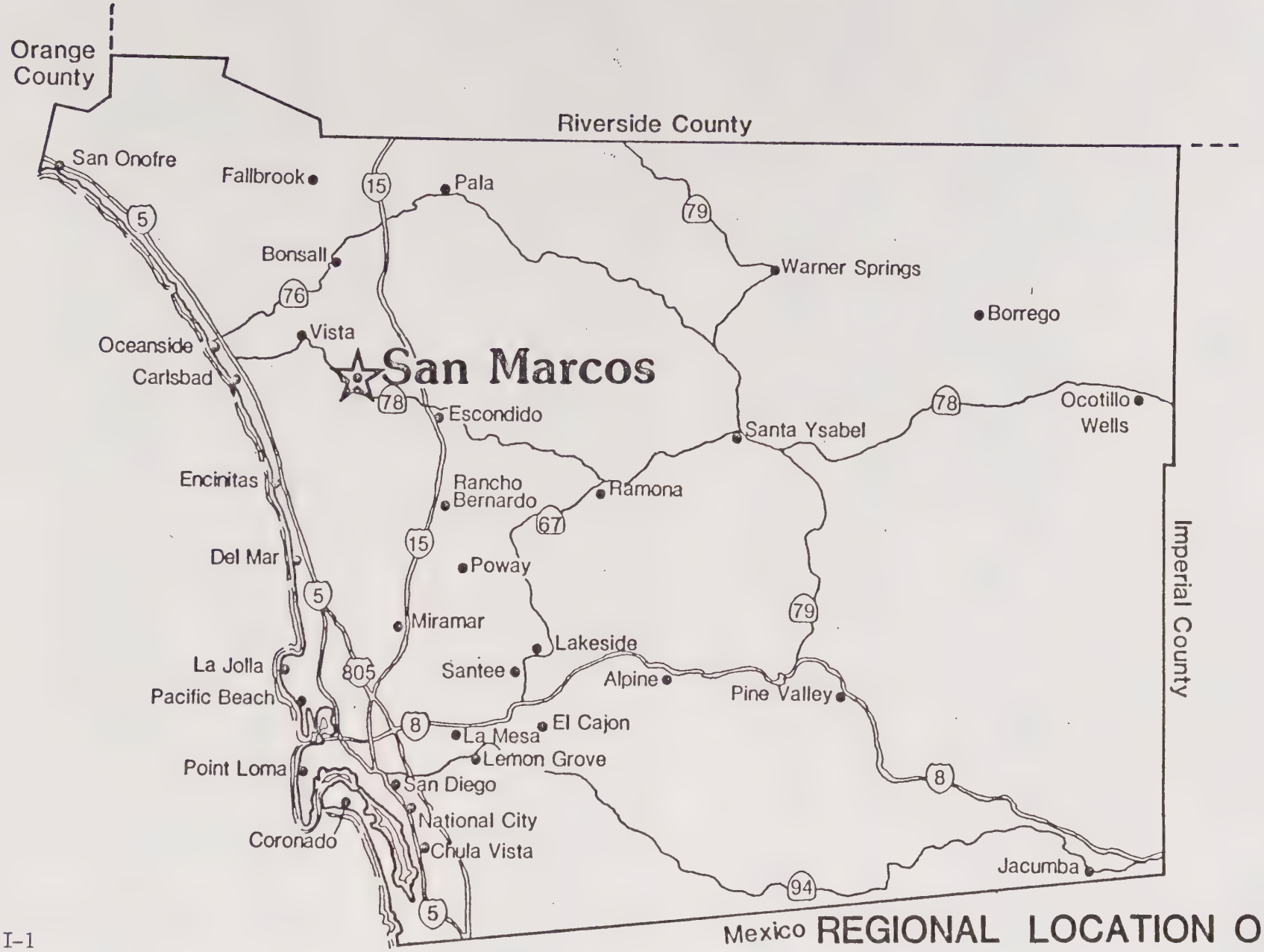


FIGURE I-1

NOT TO SCALE

REGIONAL LOCATION OF SAN MARCOS IN SAN DIEGO COUNTY

Questhaven/La Costa Meadows COMMUNITY

VICINITY MAP

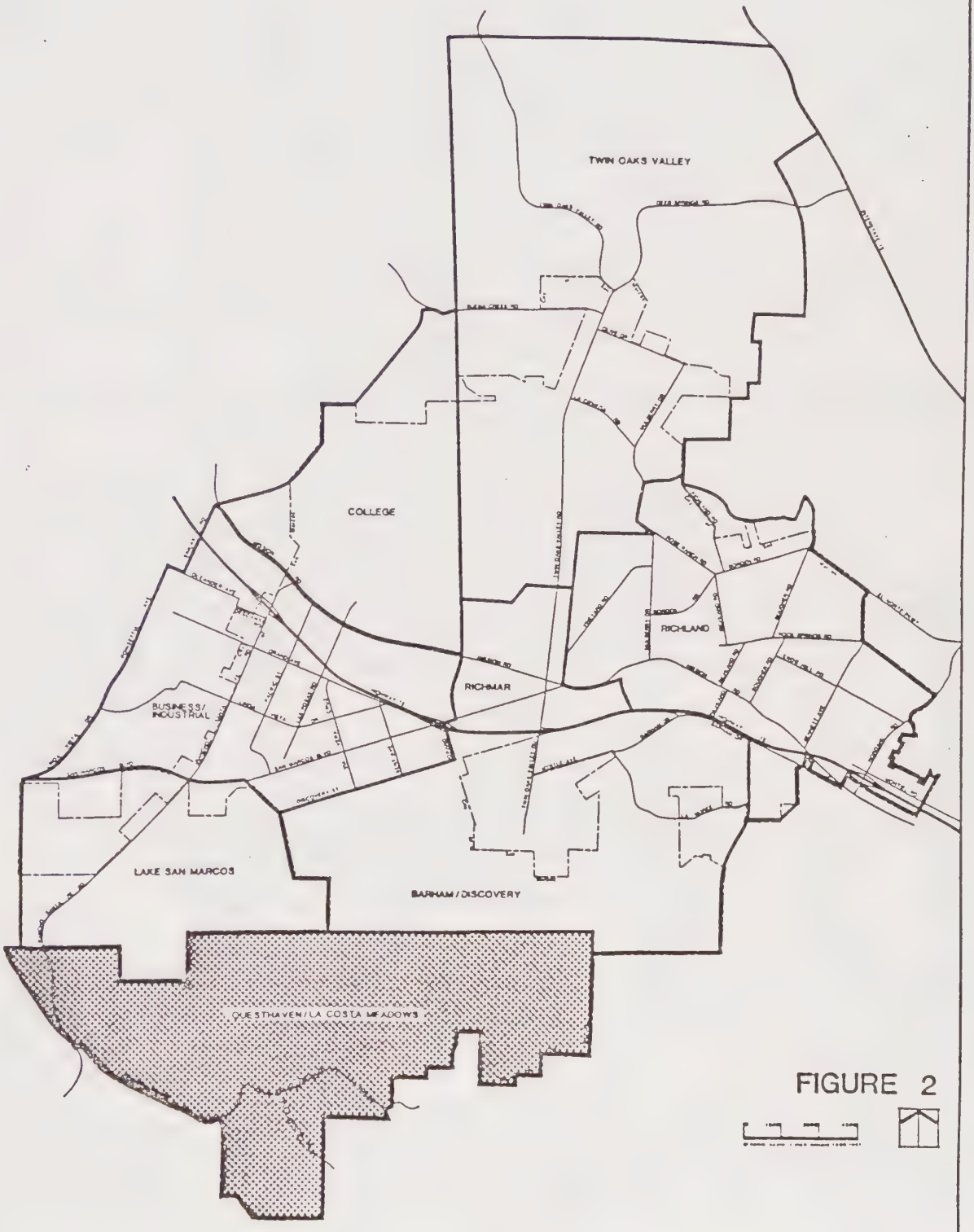
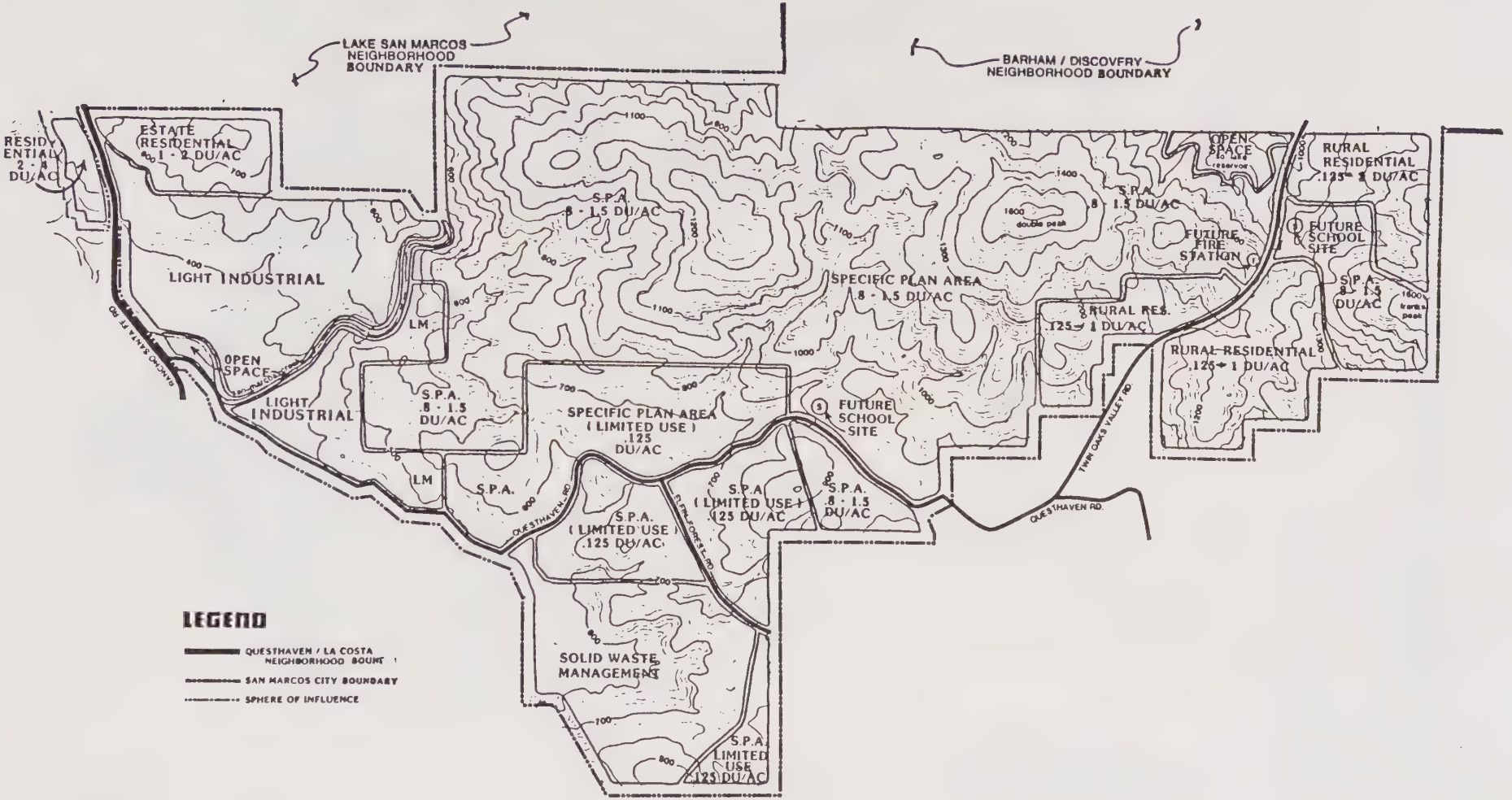


FIGURE 2

Questhaven/La Costa Meadows
COMMUNITY
ADOPTED PLAN



NOT TO SCA

EXHIBIT 3

2.3 QUESTHAVEN/LA COSTA MEADOWS COMMUNITY PLAN

2.3.1 PURPOSE AND INTENT

The City of San Marcos Land Use Element is comprised of eight community plans. Five of these community plans have been adopted. The adopted community plans are: College, Richmar, Business/Industrial, Lake San Marcos, and Barham/Discovery.

The proposed project was developed in conjunction with the City of San Marcos Planning Division, community residents, and landowners. A series of public forums were held to develop this community plan.

2.3.2 LAND USE DESIGNATIONS

The proposed Questhaven/La Costa Meadows Community Plan will allow for three residential land use designations, two specific plan areas, and solid waste management designation.

Land uses proposed for the Questhaven/La Costa Meadows Community Plan are depicted on Figure 3 and shown in Table 2.

2.3.3 STATISTICAL SUMMARY

Rural Residential: 0.125 -- 1.0 dwelling units per acre.

The Questhaven/La Costa Meadows proposed project would allow for the development of 306 acres for a total of 38 to 306 dwelling units. Estimated population based on a generation rate of 2.76 persons per dwelling unit would be 105 to 845 persons. (See definition on page 16)

Estate Residential: 1-2 dwelling units per acre.

This designation would allow for the development of 77 units for a total of 77 to 154 dwelling units. The estimated population would be 212 to 425 persons (see definition on page 16).

Residential: 2 - 4 dwelling units per acre.

This designation would allow for the development of 26 acres for a total of 52 to 104 dwelling units. The estimated population would be 14 to 287 persons. (See definition on page 16)

Light Industrial:

This designation incorporates 330 acres and allows a mixture of uses which include light manufacturing, wholesale, professional offices, and research and development laboratories. (see definition on page 17)

Specific Plan Area-Planned Community.

The Specific Plan Area (SPA)-Planned Community is 1,510 acres. Within the SPA-Planned Community, 1,490 acres are designated residential. At a density of .8 - 1.5 dwelling units per acre, this would permit 1,192-2,235 units with a household population of 3,290-6,168 persons. The resultant unit yield will be based upon the ability of the SPA to address physical constraints and preserve the community's natural resources. The SPA-Planned Community allocates 20 acres for commercial uses. (See definition on page 16.)

Specific Plan Area-Limited Use

This designation area allocates 434 acres to the Specific Plan Area-Limited Use category. The area could be developed with a unit yield of .125 du/ac resulting in 55 low density residential units. Estimated population based on a generation rate of 2.76 persons per dwelling unit would be 152 persons. (See definition on page 17.)

The SPA-Limited Use category applies to properties adjacent to the Solid Waste Management Area which may be subject to potential noise, visual, or odor impacts from the operation of facilities in the Solid Waste Management Area. Land uses determined to be compatible with the solid waste management facilities are open space, agricultural uses, recreational uses, and low density residences at one dwelling unit per eight acres.

(a) Meaning of "Compatibility" of Uses: California Government Code Section 66796.41(c) states that "A city or county shall not authorize land uses adjacent to or near a site for any solid waste facility designated in the applicable City or county general plan if the land uses would restrict or preclude the establishment of a solid waste facility or expansion of the facility or site."

The determination of whether a land use is "compatible" with solid waste management facilities encompasses two factors. The first is whether surrounding uses are protected from the effects of solid waste facilities. These impacts can include noise levels, odor nuisances, traffic congestion, litter, and vectors (insects and rodents). This provision of the General Plan includes requirements intended to insure that solid waste management facilities will be sited in appropriate areas and will be conditioned to mitigate effects on surrounding land uses.

An equally important consideration, however, is the need to protect solid waste management facilities from the impacts of surrounding development. The state law requirement of "compatibility" was adopted, in part, because "conflicts between solid waste landfills and incompatible adjacent and nearby land uses, such as residences, have cropped

up all over California. Local governments have allowed these conflicts to occur through their failure to stringently regulate development in areas near landfills." [Office of Planning and Research, enrolled bill report on AB 3433 (as amended 8/19/82), September 9, 1983, p. 3.] Therefore, the requirement of "compatibility" is intended to protect solid waste management facilities from the increases in cost and curtailment of the operating lives of facilities which may result from nuisance suits or from activities or development which interfere with the efficient operation of the facilities.

(b) Compatible Uses: Open space, agricultural uses, recreation, and low density residential uses (defined as one dwelling unit per eight acres) generally can be compatible with the solid waste management facilities described below. In addition to determining compatibility with the solid waste management facilities, prior to approving projects or uses within the SPA-Limited use the City also shall determine their compatibility with other adjacent uses.

Subject to the other policies of the General Plan, these uses may be permitted within the SPA-Limited use zone if findings are made that (i) siting, landscaping, and other criteria have been applied to the proposed project, to protect the project to the maximum extent feasible from the impacts of the solid waste facility, (ii) the owner, operator, and, to the extent possible, occupants of the project have been fully informed in writing of the existence of the solid waste facility, the nature of its activities, and the nature of the impacts resulting from these activities, and (iii) the land use is compatible with the continued operation of solid waste facilities within the Solid Waste Management Area.

(c) Incompatible Uses. Some land uses are particularly sensitive to the impacts of solid waste management activities. Such uses may result in land use conflicts which interfere with or raise the cost of operating solid waste management facilities.

Because of this potential for land use conflicts, the following land uses are among the uses which shall not be permitted within the SPA-Limited Use Area:

(1) Single family residential uses at a density of higher than one dwelling unit per eight acres, and multi-family residential uses, including mobile home parks.

(2) Hospitals, rest homes, residential care homes, and medical offices.

(3) Hotels, motels, and time-shared developments.

(4) Schools, nurseries, and day care centers.

(5) Buildings or structures intended as places of public assembly, including community centers, performing arts centers, amphitheaters, or stadiums.

(6) Restaurants and bakeries.

(7) Retail commercial uses.

(8) Industrial uses.

Solid Waste Management Area

The proposed project for the Questhaven/La Costa Meadows Community Plan designates 219 acres for this use.

The following uses are consistent with the Solid Waste Management designation and, upon issuance of a Conditional Use permit, may be permitted by the City of San Marcos subject to restrictions and conditions which may be necessary to minimize the effects of any solid waste facility:

a. Sanitary landfills;
b. Waste-to-energy facilities, including resource recovery and recycling facilities;
c. Methane gas recovery facility with accessory electricity generation; and
d. Composting.

No more than one of each of these facilities shall be permitted in the Solid Waste Management area.

Open Space

The community plan designates 57 acres as open space. The intent of the SPA-Planned Community is to preserve additional open space within the Community by encouraging clustering of development and discouraging development on ridgelines, and protection of sensitive, biological environment.

TABLE 2

QUESTHAVEN/LA COSTA MEADOWS COMMUNITY CHARACTERISTICS

DESIGNATION	PROPOSED PROJECT ACREAGE	UNITS	POPULATION
Rural Residential: 0.125-1 DU/ac	306	38 - 306	105 - 845
Estate Residential: 1 - 2 DU/AC	77	77 - 154	212 - 425
Residential: 2 - 4 DU/AC	26	52 - 104	144 - 287
SPA-Planned Community			
Residential (0.8-1.5 DU/AC)	1,490	1,192-2,235	3,290-6,168
Commercial	20		
SPA-Limited use	434	55	152
Solid Waste Management	219		
Light Industrial	330		
Open Space	57		
Roads	52		
Total:	3,011	1,414-2,854	3,902-7,876

2.4 GOALS, POLICIES, AND IMPLEMENTATION STRATEGIES

The Land Use Element includes a series of City-wide goals to provide guidance and direction for the overall development of the City. In addition, the Land use Element includes community plans which provide more specific goals, and implementation strategies applicable to each community.

DEFINITIONS

Goal: A goal is generally defined as an ultimate purpose or desired outcome of an effort. A goal is stated in a general manner and is commonly not measurable. In the Questhaven/La Costa Meadows Community, all Policies and Implementation Strategies are aimed at achieving a Goal or Goals.

Policy: A Policy as it pertains to this Plan is a specific statement of the City which guides actions and Implementation Strategies created to attain a City goal. A Policy implies clear commitment of the City on an issue.

Implementation Strategies: An Implementation Strategy is defined in this document as a coordinated effort, or set of measures established and proposed to carry out Policies and work toward attainment of Community Plan Goals.

2.4.1 LAND USE

Goal 1: To limit and control the distribution, location and type of growth within the Questhaven/La Costa Meadows Community in order to balance development with the natural resources and preserve the visual quality of the community while providing a mix of residential, commercial, solid waste management and light industrial uses.

Policies A:

1. To ensure that the siting and operation of solid waste management facilities are consistent with the San Marcos General Plan.

2. To control the siting of solid waste management facilities so that they will have minimum impact on existing or planned adjacent land uses.

3. To protect existing and future solid waste management facilities from encroachment by incompatible land uses.

4. The Questhaven/La Costa Meadows Community shall consist of residential and industrial developments in conjunction with open space, limited agricultural activities and solid waste management, and commercial uses.

5. Residential, solid waste management, commercial, and light manufacturing uses shall occur in those areas designated for each respective land use on the Questhaven/La Costa Meadows Land Use Map.

6. Residential development shall be within the density range shown for that area on the Land Use Map. The resultant yield within this range is dependent upon the actual physical constraints and natural resources of the area.

7. Development in the Specific Plan Area-Planned Community ("SPA-Planned Community") shall emphasize the preservation of the visual qualities and biological resources of the Questhaven/La Costa Meadows Area including ridgelines and hillsides.

8. Development in the Specific Plan Area-Limited use ("SPA-Limited Use") shall be designed to avoid the siting of incompatible uses in areas adjacent to the Solid Waste Management Area.

Implementation Strategies:

1. New solid waste management facilities shall be located in areas where environmental impacts can be minimized and in areas determined to be compatible with existing and planned surrounding land uses.

2. Solid waste management facilities may only be permitted with the issuance of a Conditional Use permit. Any Conditional Use Permit shall contain conditions to mitigate the effects of any such facility to an insignificant level, if feasible. Such conditions should address the following concerns (to the extent that the concerns pertain to any facility): litter; fugitive dust created by operational activities; odor and vector problems; groundwater pollution; gas migration; air emissions; traffic; noise effects; and the visual effect of permanent structures on adjacent areas.

3. All solid waste management facilities within the Solid Waste Management Area shall comply with all applicable federal, state, and local regulations, including regulations of the State Water Resources Control Board, Air Resources Board, the California Waste Management Board, the Department of Health Services.

Goal 2: To provide for the development of a variety of housing types and densities consistent with the area's natural character which minimizes landform alteration.

Policies A:

1. The specific plan for the SPA-Planned Community Area shall provide a distinct, identifiable open space element/corridor through the primary ridgeline in the SPA and through the San Marcos Creek Watershed and flood plain.

2. Residential development in areas with slopes in excess of fifteen percent (15%) shall be limited to equestrian estates, hillside estates, detached single-family residences on half-acre lots.

Implementation Strategies:

1. Impose conditions on residential development to preserve topography, trees and sensitive biological areas.

2. Concentrate development on the most developable, flatter portions of individual sites.

3. A community Design Manual shall be prepared with the following features as they relate to residential development:

   a. The City shall develop and provide guidelines for grading techniques, subdivision design, and landscaping plans which visually integrate the entire community while maximizing other objectives such as provision of buffer areas and promotion of public safety.

   b. The City shall develop and provide guidelines for aesthetically pleasing street design in which signing, street furniture, landscaping, and street lighting are consistent and promote the overall community concept.

   c. Developments shall incorporate design standards, workmanship, and materials which are directed toward conservation of energy and water.

   d. Structures on sloping sites shall be situated so as not to impact the natural silhouette of ridgelines, natural landscape and open space.

   e. Development shall conform to the natural grade of the land in street and site design to the maximum extent feasible.

2.4.2 PUBLIC SERVICES AND FACILITIES

Goal 1: To ensure that adequate public services and facilities are installed to serve both the needs of the City and region in conjunction with the development of the community.

Policies A:

1. Water and sewage services shall be provided within the plan area concurrent with need.

2. Growth in accordance with the General Plan shall be accommodated without placement of an additional financial burden on the existing taxpayers of the City.

3. The establishment of infrastructure shall be phased to accommodate growth.

4. The Open Space corridor shall include equestrian, bicycle and pedestrian trails connecting the Questhaven/La Costa Meadows Community to the proposed San Diego State University campus and other planning communities.

5. Coordinate with the County to establish a location for solid waste management facilities.

Implementation Strategies:

1. Infrastructure serving the plan area shall be constructed in accordance with a master public facilities plan.

2. The City shall coordinate with the San Marcos County Water District implementation of plans to increase the use of recycled water.

3. Prior to issuance of any grading permits, the developer shall verify in writing to the Public Works Director that adequate sewer facilities and treatment are available and will be provided.

4. Establish a Solid Waste Management designation at the San Marcos County Landfill site and adopt a Solid Waste Management zone classification ordinance.

5. The City shall update the Public Facility Element of the General Plan to determine development's fair share for establishment of open space and preservation of natural resources.

Policies B:

1. To ensure that school facilities are available to serve the needs of the Questhaven/La Costa Meadows Community as an integral part of the school district.

Implementation Strategies:

1. Designate two 10-15 acre school sites within the SPA-Planned Community.

2. The San Marcos Unified School District shall establish financing mechanism for the construction/expansion of future school sites in coordination with the City of San Marcos Public Facilities plan.

3. Long-range planning should be coordinated with the School Districts Long-Range Comprehensive Master Plan.

4. Prior to approval of any future final tract maps or issuance of any permits, written certification from all affected school districts shall be submitted which states that adequate school facilities are or will be capable of accommodating students generated by future projects.

Policies C:

1. Adequate fire and police services and facilities commensurate with or in anticipation of development shall be provided by the appropriate agency(ies).

2. Provide a future fire station site to be located in proximity of Twin Oaks Valley Road extension south of the ridgelines.

3. Storage facilities for emergency water supplies should be constructed in accordance with a public facilities plan for the Questhaven/La Costa Meadows Community.

Implementation Strategies:

1. Develop a fuel modification plan to allow for a graduated transition from native vegetation and natural elements on individual sites to man-made elements of the proposed community to retain acceptable level of risk regarding fire prevention and to maintain the natural character of the Questhaven/La Costa Meadows community.

2. All building structures and other engineering requirements shall conform to the Uniform Building Code, Uniform Fire Code, and City requirements encouraging use of tile roofs in fire sensitive areas.

3. Adopt fire mitigation measures established by the Fire District.

4. Incorporate defensible space concepts as part of architectural design of buildings such as: (1) achieve visibility (from building areas to adjacent parking areas and vice versa), (2) create zones of territory through site plan grouping and designation of areas as either public, semi-public, or private, and (3) provide easy access for policing capabilities.

5. Coordinate with the Sheriff's Department to review building design.

6. The City shall encourage citizen participation in the Neighborhood Watch Program.

2.4.3 CIRCULATION

Goal 1: To provide a balanced transportation system serving the needs of those persons residing and doing business within the community.

Policy A:

1. The City shall provide a roadway network which is designed to service the needs of the community as a coordinated unit of the City's circulation system.

2. Cooperate with the North County Transit District in developing a plan to provide transit service in the area.

Implementation Strategies:

1. Rancho Santa Fe Road shall be designated a prime arterial.

2. Twin Oaks Valley Road shall be designated as a major arterial (within the Questhaven/La Costa Meadows area) with additional right-of-way required for an auxiliary truck climbing lane.

3. Questhaven Road shall be designated as a major arterial road from Twin Oaks Valley Road to Rancho Santa Fe Road.

4. Impose conditions on development to mitigate the cumulative effects of growth on the circulation system and to implement the Circulation Element.

2.4.4 ENVIRONMENTAL

Goal 1: To preserve the Questhaven/La Costa Meadows Community's natural and rural environment as well as its unique resources.

Policies A:

1. Sensitive biological habitats shall be preserved by setting aside appropriate acreage for conservation.

2. Conservation and preservation programs, including biological reserves for identified sensitive habitats shall govern and guide property development.

3. Open space areas shall coincide with areas exhibiting the highest degree of environmental sensitivity.

4. New development shall preserve and set aside identified, native Southern California grassland habitat as a biological reserve.

5. The SPA-Planned Community area shall preserve primary and secondary ridgelines.

6. Conservation and preservation programs, including biological reserves for identified sensitive habitats, shall govern and guide property development specifically taking into account the environmental impact report with its latest addendums and modifications.

7. The City shall encourage programs directed to conserve and recycle natural resources.

Implementation Strategies:

1. The SPA-Planned Community Area shall be planned to provide a distinct, identifiable open space corridor through the ridgeline. The open space corridor shall incorporate identified sensitive biological habitats.

2. Explore other methods of preserving open space including fee purchase, conservation and scenic easements, transfer of development rights, open space zoning categories, etc.

3. Retain flood plain and sensitive watershed areas as parks and permanent open space.

4. Develop and implement preservation programs dealing with the riparian area and small lakes located within the plan area. Establish the San Marcos Creek area from Rancho Santa Fe Road to Lake San Marcos dam as a riparian enhancement area.

5. Condition development to restore any sensitive habitat areas to be disturbed as a result of the development. Restoration measures may be implemented either on-site or at an off-site location determined by the City.

6. Develop a mature tree preservation ordinance.

7. Require planned development to preserve the natural landform of primary and secondary ridgelines.

8. Concentrate light industrial development in the flatter portions of the area.

9. Restrict uses in the Light Industrial Area to include high-tech manufacturing uses, office and administration facilities, research and development laboratories, as well as commercial services which support the light industrial uses.

10. Impose conditions on manufacturing uses in the Light Industrial area to buffer adjacent land uses by means of landscaped setbacks, screening and/or overall site design.

2.4.5 VISUAL RESOURCES

Goal 1: Preserve the ridgeline's visual qualities.

Policies A:

1. All development shall be restricted from primary and secondary ridgelines.

Implementation Strategies:

1. No portion of the ridgeline shall be graded.

2. Preserve the ridgeline's natural outline as visible from the length of State Route 78 that transverses the City of San Marcos.

3. Adopt standards for the preservation of the ridgeline.

2.5 DEVELOPMENT STANDARDS/CRITERIA

2.5.1 STANDARDS

2.5.1.1 Residential

Rural Residential 0.125-1 dwelling units per acre: Uses are limited to single family residential units on large lots ranging from 1 to 8 acres depending on slope. Certain agricultural uses, accessory to residences, are permitted. These agricultural uses include flower and vegetable gardens, fruit and nut trees, horticultural stock, horses, poultry and bovine animals.

Estate Residential 1-2 dwelling unit per acre: Permitted uses include single family detached units on 0.50 to 1.0 acre lots and limited agricultural uses. Lot size is determined by slope. Allowable agricultural uses include flower and vegetable gardens, fruit trees, horticultural stock. Horses and racing/homing pigeons are permitted. No intensive commercial agricultural uses are permitted.

Residential 2-4 dwelling units per acre: This designation allows for single family detached units on 0.25 - 0.50 acre lots depending on slope. Accessory units, flower and vegetable gardens, fruit trees, and other horticultural stock. No intensive commercial agricultural uses are permitted.

SPA-Planned Community: The SPA-Planned Community is intended for medium density residential and support uses. An adopted specific plan would be required prior to development of the SPA. The City of San Marcos has design review over all project proposals. The specific plan would allow for clustering of units to minimize grading and retain natural landform configurations.

SPA-Limited Use: The SPA-Limited Use includes property adjacent to the Solid Waste Management Area which may be subject to noise, visual, or odor impacts from the operation of facilities in the Solid Waste Management Area. The uses which may be permitted in the SPA-Limited use area are: open space, agricultural, recreation and low density (one dwelling unit per eight acres) residential.

Light Industrial: This designation allows for a mixture of uses including light manufacturing, wholesale, professional offices, and research and development laboratories. The Floor Area Ratio (FAR) within this designation shall be 0.58 - 0.85, with a target of 0.6.

2.5.2 COMMUNITY DEVELOPMENT CRITERIA

The goal of the Community Design section for the Questhaven/La Costa Meadows Community Plan is to encourage high quality design and spatial organization throughout the community. The section intends to draw together and make more

specific the Plan's goals and policies. The result is a set of development standards which require high quality design within all public and private developments, spatial organization, and reinforcement of City and Community identity through the preservation of existing landforms and biological resources and biological resources.

2.5.2.1 Community Identity/Signage/Street Furniture

a. Preserve landforms, and other resources that provide continuity with San Marcos' past. Preserve notable landmarks and areas of historic, cultural, or aesthetic value.

b. To provide guidelines for aesthetically pleasing street design in which building frontages, landscaping, signing, street furniture, and street lighting promote the individual area characters.

c. Signage identifying entrance into Questhaven/La Costa Meadows Community shall be located at the primary entry nodes.

d. To provide for drought tolerant, low maintenance landscaping of streets and open spaces.

e. To encourage quality architectural design and construction of residential units throughout the Questhaven/La Costa Meadows Community.

f. The developers shall incorporate design standards, workmanship, and materials which are directed toward conservation of energy and water.

2.5.2.2 Pedestrian, Equestrian, and Bicycle Circulation System

a. The Plan proposes a distinct, identifiable open space corridor through the entire ridgeline. Said open space corridor, through a network of pedestrian, bicycle, and equestrian trails, shall connect the proposed San Diego State University campus (Twin Oaks Valley Road), South Lake Reservoir, and the San Marcos Creek Watershed and flood plain within the La Costa Meadows Industrial Park (Rancho Santa Fe Road). The system would connect the Twin Oaks Valley Road and Rancho Santa Fe Road.

b. Where feasible, the proposed pedestrian/bicycle paths shall be physically separated from vehicular flows.

c. Pedestrian/bicycle/equestrian circulation system shall be designed to be consistent with the City-wide pedestrian/bicycle system.

2.5.2.3 Community Parks

a. Drought-resistant native vegetation shall be used in open spaces, parks, and landscaped buffer areas for both public and private development.

b. All development in the Questhaven/La Costa Meadows Community shall comply with mandated air and water quality regional strategies and standards and energy regulations.

c. Intensive recreational areas, such as playgrounds, shall be situated away from adjacent residential uses.

2.5.2.4 Commercial:

a. Commercial development shall be sensitive to the natural features of the area. Commercial center proposals shall be terraced following the existing topography.

b. Commercial development shall have a minimum landscaped setback as established by City standards from the ultimate property line on all street frontages. Street frontage setbacks shall be landscaped with undulating landscaped berming.

c. Trees, shrubs, ground cover and/or landscape berms shall be distributed throughout the commercial developments, especially along street frontages, to break up the visual impact of parking lots and other landscape areas. Parking areas shall be located to the side or at the rear of commercial centers. Parking areas fronting any street shall be heavily screened using a combination of mounding and dense plant species. Additional landscaping shall be provided to shade parking lots.

d. Service areas, mechanical units, trash collection and storage areas shall be completely concealed from view through site placement and the use of screening materials, and/or architectural features.

e. The City shall exercise design control over commercial development in such areas as site layout, building facades, signage, and landscaping. In areas of sloping terrain, commercial development shall use split level pads, which minimize the landform modification.

f. Harmonious architectural themes shall be utilized throughout commercial center(s).

g. Commercial center(s) shall be buffered from adjacent residential development by means of landscaped setbacks, solid fencing and/or overall site design.

2.5.2.5 Industrial:

a. Architecture of new industrial projects shall be a quality contemporary architectural style design and shall use high quality construction materials on those elevations visible from the proposed residential areas and pedestrian/jogging/equestrian trail.

b. No metal buildings shall be permitted.

c. Textured and sandblasted walls shall be encouraged.

d. All building surfaces exposed to Rancho Santa Fe Road, Questhaven Road, or Elfin Forest Road shall be architecturally treated.

e. Industrial buildings along the Rancho Santa Fe Road frontage shall maintain a 35 foot naturalized landscaped setback. No parking lots shall be allowed along the Rancho Santa Fe Road frontage. Setbacks shall be landscaped

f. Off-street parking shall be screened from streets by undulating landscaped berming.

g. All required landscape areas shall be maintained in a neat, clean orderly and weed free manner and in good repair.

h. Plantings within, or adjacent to, visually sensitive areas shall consist exclusively of evergreen tree/shrub species.

i. Landscaping shall be provided to shade parking lots.

j. All loading doors and other overhead or roll-up doors shall be oriented away from major streets and other visually sensitive areas. This prohibition may be modified, on a case by case basis, in the event of intervening buildings which would effectively block such doors from view of said roads.

k. Trash enclosures shall be hidden from view or effectively screened from view with landscaping.

2.5.2.6 Residential Areas

a. Site Planning

(1) Multi-family residential development shall comply with the Design Manual for Multi-family development.

(2) Multi-family residential development design shall be compatible with the single family character of the Questhaven/La Costa Meadows Community.

(3) Clustered multi-family residential development design shall allow for ample space between buildings so as not to create the impression of an "overwhelming density".

b. Building Design

(1) Building facades, and roof heights, shall be varied to break up building mass and avoid monotonous development.

(2) The architectural styles of individual buildings and adjacent enclosures and fencing should be compatible.

(3) Long uninterrupted exterior walls shall be avoided on all structures. All structured walls shall have relief to create an interesting blend with landscaping, buildings and the casting of shadows. The integration of varied texture, relief, and design accents on building walls should be utilized to soften the architecture.

(4) Residential building heights in sensitive land form areas shall use the step foundation and staggered roofline on any terrain for a more natural blending or development with the natural setting as well as eliminating the need for any mass grading alternative.

(5) All architectural remodeling and additions shall be compatible with the original structure.

(6) Hard surface areas (walks, driveways, patios, etc.) shall be designed as an integral part of the architecture.

c. Landscaping

(1) Landscaping plans should incorporate a variety of drought-tolerant, low-maintenance trees, shrubs, and groundcovers.

(2) The emphasis in landscaping should be on year-round color accents, rich planting of low-maintenance greenery, erosion control, and rapid revegetations of disturbed areas.

(3) When irrigation is necessary, drip systems or other low-water consumption systems should be used wherever possible to minimize water use.

(4) Landscaping shall be planted in informal groupings to reflect the natural theme, especially along streets and public ways, as illustrated below, rather than in rigid rows or hedges.

(5) The streetscape along roads shall enhance the community theme and identity.

(6) All planting except for existing natives shall be adequately irrigated and maintained to insure their viability. Irrigation shall cover 100% of the area(s) planted with species requiring irrigation.

(7) Planting shall not obstruct the scenic overview potential of adjacent properties.

(8) Vegetation of varying heights and textures shall be placed along perimeter walls and fences to soften hard planes and to create interest and variety.

2.5.2.7 Fuel Modification

a. Buildings and structures in high risk fire zones shall be separated by a Fuel Modification Zone. Such zone shall consist of a transition of domesticated and natural landscape materials, retaining "islands" of native brush.

2.5.2.8 Grading

a. The unauthorized stripping of natural vegetation and removal of mature trees in conjunction with development shall be prohibited.

b. Plant materials of varying types, forms and density shall be used to obscure and preserve graded slope banks.

c. Development should preserve the natural grade of the land as well as the natural contour height of hills and knolls.

d. Streets within hillside areas shall be designed to follow the natural topography of such areas to create undulating slope banks, preserving visual relief, and to minimize the number and size of cut/fill slopes.

e. Slopes should be designed to appear as "natural" as possible, by use of low, undulating slopes and/or extensive use of landscaping.

f. Architectural solutions for natural siting of structures shall be sensitively designed.

g. All graded slopes shall be planted and irrigated in accordance with landscape guidelines.

h. Slopes should blend in with the natural slopes of the surrounding area.

i. Grading and siting practices shall respect natural drainages by utilizing these flow courses to carry the runoff.

j. No mass grading of hills shall be allowed. Any development shall show custom terracing and pad location.

2.5.2.9 Public Facilities

a. All utilities shall be undergrounded.

b. Educational developments, existing and future, shall be buffered from adjacent development by means of landscaped setbacks, and/or berms, solid fencing, and/or overall site design.

2.5.2.10 Specific Plan Area-Planned Community

Residential Criteria:

a. The maximun number of dwelling units shall be based on an overall density of 0.8 - 1.5 dwelling units/acre to ensure that the total number of units does not exceed 2,235 dwelling units. The final yield may be less than 2,235 depending on detailed site analysis.

b. A variety of housing types should be permitted, ranging from estates to hillside clusters, including hillside estates, equestrian oriented residences, clustered detached units, patio homes, duplex and triplex units.

c. Residential development in areas with slopes in excess of 15% shall be limited to equestrian estates, hillside clusters and estates, detached single-family residences on half acre lots.

d. The SPA standards shall promote the utilization of harmonious residential design features and techniques throughout the community in order to create an overall community atmosphere.

e. All residential development shall be carefully sited to preserve topography, trees, and other natural features.

(1) Residential developments in canyon areas shall be clustered into canyon enclaves.

(2) Hillside areas shall be developed with hillside clusters or estate lots.

(3) Orchards, when part of a residential development, shall be considered agricultural uses consistent with the Questhaven/La Costa Meadows Community Plan.

(4) Development shall be concentrated on the most developable, flatter portions of individual sites.

f. In order to protect sensitive resource areas (ie. ridgelines, archeological sites, and biologically sensitive areas), residential units should be clustered in "Hillside Clusters".

Commercial Criteria:

a. Commercial development (20 acres) shall be encouraged in specified areas of the Questhaven/La Costa Meadows Community to serve the daily shopping needs of area residents. Said uses shall be limited to a neighborhood shopping center(s).

b. The neighborhood commercial center shall be buffered from adjacent residential development by means of landscaped setbacks, screening and/or overall site design as identified in the design element for the plan.

c. Commercial development within the SPA-Planned Community shall be sensitive to the natural features of the area. Commercial center proposals shall be terraced following the existing topography.

Open Space Criteria:

a. The Questhaven/La Costa Meadows Residential Specific Plan shall provide a distinct, identifiable open space corridor through the entire ridgeline. Said open space corridor shall link South Lake Reservoir with San Marcos Creek Watershed and flood plain within the La Costa Meadows Industrial Park.

b. The focal point of the Planned Community SPA shall be the preservation of landforms and creation of an open space system within a low density residential land use scheme. Uses consistent with the open space element shall be:

1. Equestrian centers.
2. Pedestrian/equestrian trails and bicycle paths.
3. Passive and active parks.
4. Private and/or public recreational facilities.

Conservation Criteria:

a. Sensitive biological habitats shall be preserved by setting aside appropriate acreage for conservation. Ensure the preservation of wildlife corridors.

b. Open space shall coincide with areas exhibiting the highest degree of environmental sensitivity (archeological sites, visually important vistas and ridgelines, plant and wildlife preservation areas).

c. The flood plain and watershed areas shall be retained as open space.

d. Preserve the ridgeline's visual qualities

(1) All development shall be restricted from primary and secondary ridgelines.

(2) No portion of the ridgeline siluette (as viewed from the length of State Route 78 that transverses the City of San Marcos) shall be graded.

(3) No structure outline shall be visible over the ridgeline from the length of State Route 78.

(4) All structures within 500 foot distance from the ridgeline shall require a visual analysis study to determine potential effects.

(5) No development shall be allowed in the area between a height of 50 feet below the ridgeline and the top of the ridgeline.

e. Prior to development the SPA document shall provide guidelines for grading techniques, subdivision design, and landscaping plans which preserve the hills and knolls of the Questhaven/La Costa Meadows Community.

f. Prior to development the SPA document shall contain guidelines that ensure the protection of lithic scatters and quarries and a rock art sites found in preliminary recognizance of the site. Said findings appear to warrant preservation in open space. Two of these sites are contained in the designated Questhaven/La Costa Meadows RCA. The other site is located in the south-central portion of the Community.

g. All roadways transversing the SPA shall be landscaped on the downhill side with dense foliage tree species.

Public Services and Facilities Criteria:

a. Designate two 10-15 acre school sites within the SPA-Planned Community. The Residential Specific Plan Area (SPA) shall determine the location and size of schools as per the requirements of the San Marcos Unified School District.

b. Streets within hillside areas shall be designed to follow the natural topography of such areas to create undulating slope banks, preserving visual relief, and to minimize the number and size of cut/fill slopes.

c. The goals, policies, implementation strategies, and standards of the Questhaven/La Costa Meadows Plan shall be minimum standards for the Planned Community SPA.

d. Provide a future fire station site to be located in proximity of Twin Oaks Valley Road extension south of the ridgeline.

2.5.2.11 Specific Plan Area-Limited Use

a. The City shall review the development plans for all projects with the SPA-Limited Use Area to reduce the project's exposure to the impacts of solid waste management facilities.

b. Require the "clustering" of residential development to decrease the impacts of residential uses on the Solid Waste Management Area, and to decrease the likelihood that residences will be subject to impacts from the Solid Waste Management Area. A requirement of "clustered" development shall not increase the number of units permitted.

c. Minimum setback requirements established by the City zoning code may be adjusted to reduce visual, noise, odor, or other impacts of solid waste management facilities. This adjustment may include the increase or decrease of setbacks which would be required for the proposed use if it were located in another zone. A decrease in the setback requirement shall only be permitted, however, for residential development if the City finds that "clustering" is necessary to reduce the impacts of the solid waste facility.

d. Additional landscaping shall be required, including the size of trees to be planted, the implementation of monitoring processes, and requirements for future alterations and additional landscaping.

e. Require developments to take advantage of any such features which reduce the visual, noise, or other impacts of solid waste facilities. In addition, the City may impose grading requirements to create topographical features which will reduce the impacts of a solid waste facility on the development.

f. Impose conditions to ensure the unrestricted passage of vehicles into a solid waste facility. Such conditions may include restrictions on the operating hours of a proposed project.

g. Prohibit development on ridges or other geographical features overlooking the Solid Waste Management Area if it is feasible to construct the project on another portion of the site.

2.5.2.12 Solid Waste Management

a. Ensure that the siting and operation of solid waste facilities is consistent with the San Marcos General Plan.

b. The Solid Waste Managment designation shall establish detailed standards on land use, circulation, air quality control, visual aesthetic, hazardous waste and process by-products, buffer areas, open space, and noise.

c. Control the siting of solid waste management facilities so that they will have minimum impact on adjacent existing or planned land uses. Grading and dense evergreen landscape material shall be used to screen the landfill site and related uses.

d. The goals, policies, implementation startegies and standards of the Questhaven/La Costa Meadows Community Plan shall be minimum standards for the SWM.

RICHLAND NEIGHBORHOOD

3.0 RICHLAND NEIGHBORHOOD

3.1. INTRODUCTION

3.1.1. BACKGROUND

The utilization and preservation of land has been, and will continue to be, one of the principal focal points of public concern and policy. The response to this concern, a Land Use Element has become a required element of local general plans as stipulated in Section 65302(d) of the California Planning and Zoning Law.

The Land Use Element is long-range guide to the development and use of all lands within the individual Planning Areas. As such, it sets forth goals, policies, and standards to guide the location, density, and distribution of various land use activities.

The City of San Marcos has specified that individual community neighborhood or district plans will cumulatively serve as the Land Use Element of the General Plan under the frame works of the City-wide Land use Policy Plan. This Richland Neighborhood Plan will therefore serve as the Land Use Element for the Richland Neighborhood.

The Richland Neighborhood Plan is organized as a document which details the community's policy Guidelines which present the City's adopted goals, policies and implementation strategies which indicate development criteria for the City to follow in implementing the General Plan. Cumulatively, the document combined with the Land Use Map designates and/or addresses the Land Use Elements mandated by the State Planning, Zoning, and Development Laws (Section 65302(a)); housing, business, industry, open space, including agriculture, natural resources, recreation and employment of scenic beauty; education, public buildings, solid and liquid waste disposal facilities, flooding and timber production.

3.1.2 ENVIRONMENTAL REVIEW

Concurrent with the adoption of this Richland Neighborhood Plan, the City of San Marcos has prepared an Environmental Impact Report, as required by the California Environmental Quality Act. The Environmental Impact Report must be certified prior to the adoption of this community plan as the de facte General Plan Land Use Element for the Richland area of the City of San Marcos.

The Environmental Impact Report is the foundation of identifying potential impacts of the community plan. Environmental topics which are affected by the community plan consist of: Land Use, Open Space, Aesthetics, Natural Resources, Recreation, and Education.

3.2 PROJECT LOCATION

3.2.1 REGIONAL SETTING

The Richland Neighborhood is located within the City of San Marcos and its adopted Sphere of Influence. The City of San Marcos is located in San Diego County, California. The project site is shown from a regional perspective on Exhibit 1.

The City of San Marcos is generally bounded by the Cities of Carlsbad and Vista and unincorporated County of San Diego lands to the west, unincorporated County of San Diego lands to the north and south, and the City of Escondido and unincorporated County lands to the east.

3.2.2 LOCAL SETTING

The Richland Neighborhood area is located at the northeastern boundary of the City. Consisting of approximately 2,506 acres, the community area is situated in both the City of San Marcos and its adopted Sphere of Influence. The Richland Neighborhood areas is bounded by State Highway 78, Barham/Discovery Community, and the City of Escondido's industrial area to the south; the Twin Oaks Valley Community and Richmar to the west; the County of San Diego's North County Metropolitan Subregional Planning Area and the City of Escondido to the north and east (see Exhibit 2).

3.3 RICHLAND NEIGHBORHOOD COMMUNITY PLAN

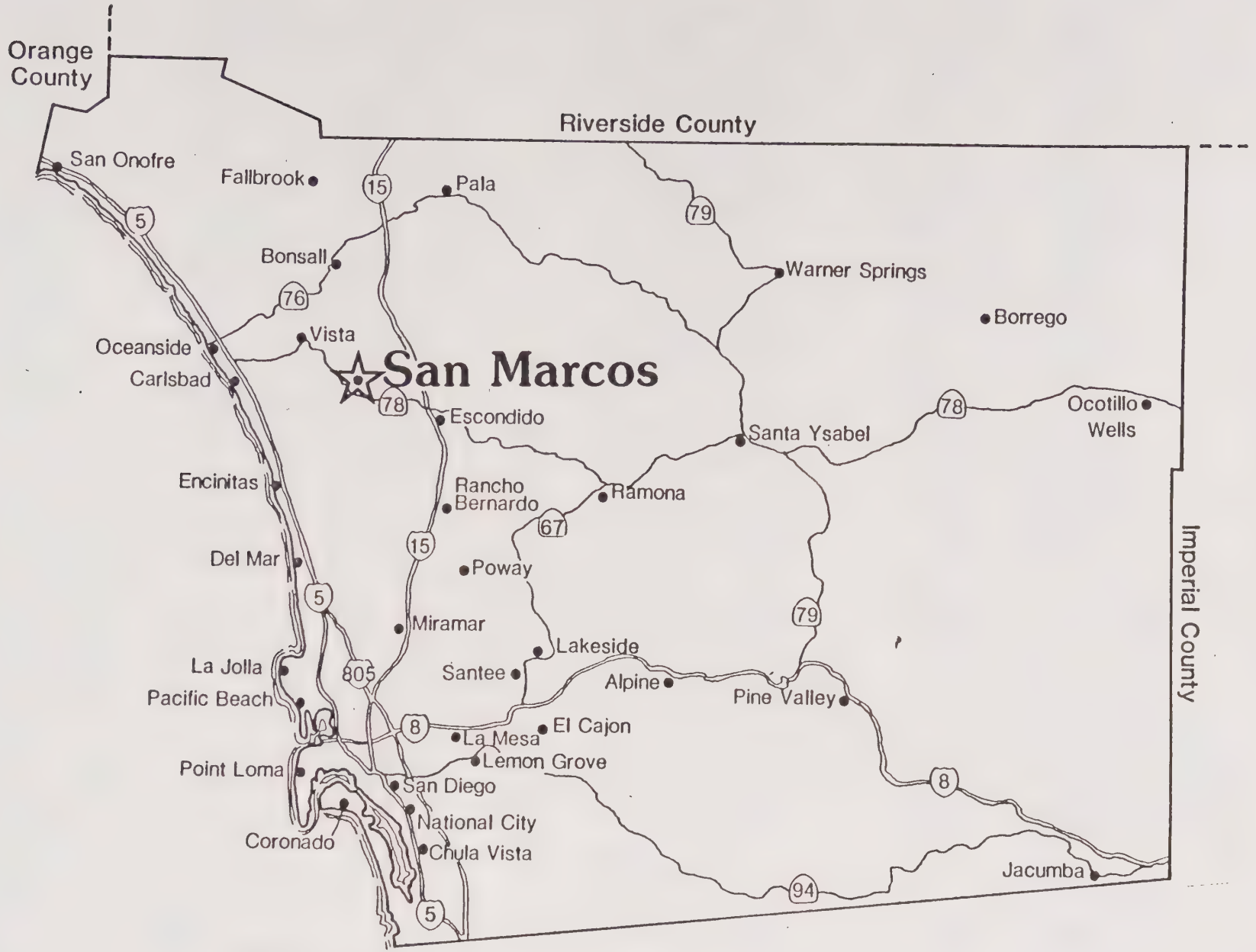
3.3.1 PURPOSE AND INTENT

The City of San Marcos' Land Use Plan is comprised of eight community, neighborhood and district plans. Five of these community plans were adopted in June, 1984. The adopted community plans are in the College Area, Richmar Neighborhood, Business/Industrial District, Lake San Marcos Neighborhood, and Barham/Discovery Community.

The proposed project was developed in conjunction with the City of San Marcos Planning Division, community residents, and landowners. A series of public forums were held to develop this community plan. The key issues discussed were balancing environmental and open space preservation with land uses to reinforce the rural character of the Community.

3.3.2 LAND USE DESIGNATIONS

The proposed Richland Neighborhood plan shall allow for seven residential land use designations and one specific plan area. Additional proposed uses include light industrial, public facilities, commercial, commercial/manufacturing, office-professional, and neighborhood commercial.

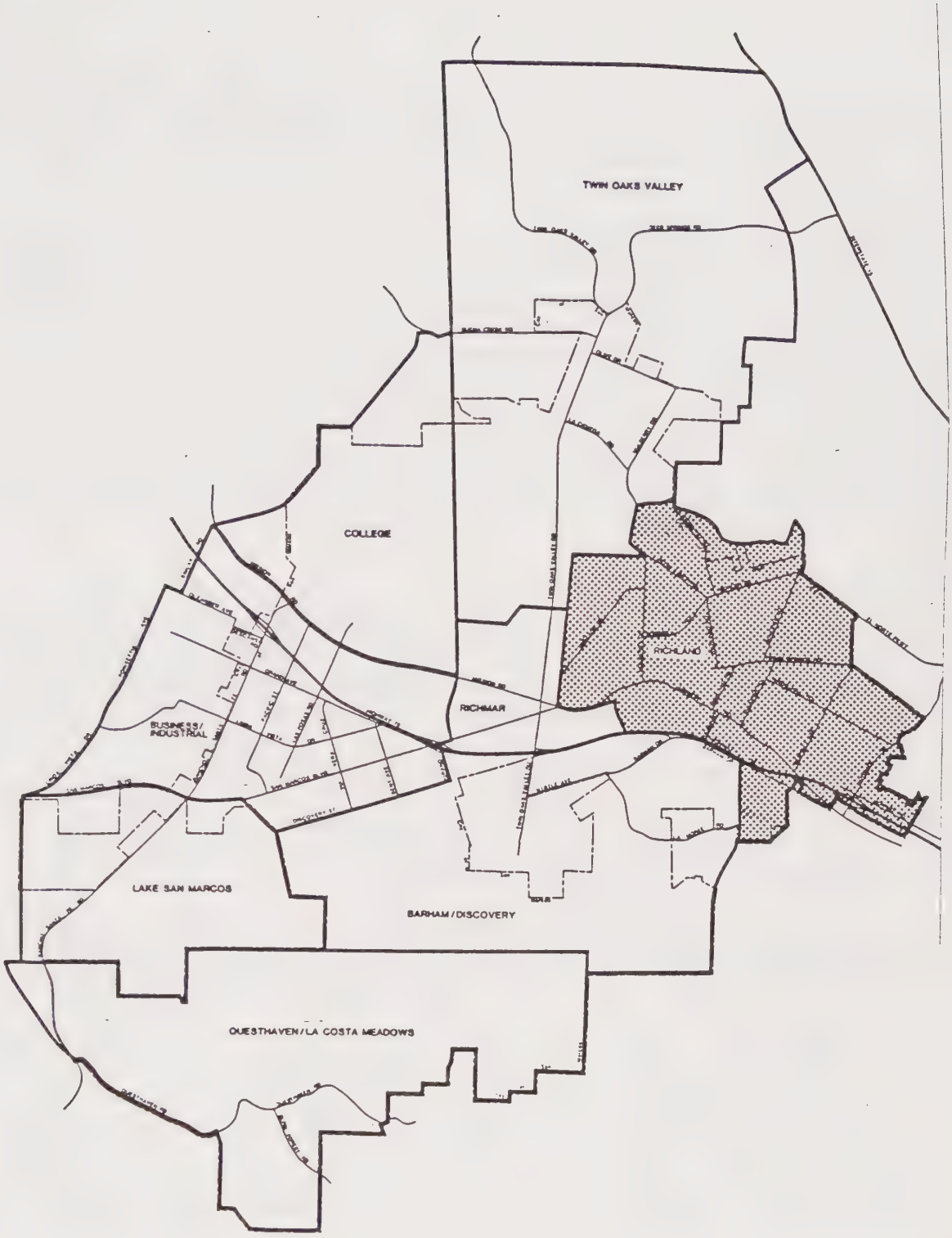


REGIONAL LOCATION

RICHLAND NEIGHBORHOOD PLAN

City of San Marcos

Exhibit 1



LOCATION OF RICHLAND NEIGHBORHOOD WITHIN THE CITY OF SAN MARCOS

RICHLAND NEIGHBORHOOD PLAN

City of San Marcos

Exhibit 2

Land uses proposed for the Richland Neighborhood Plan are depicted on Figure 3 and shown in Table 1.

Residential Land Uses:

The proposed residential densities reflect the concern for the preservation of the gentle hills of the Richland Neighborhood. The Plan also adjusts the area's designated densities to reflect existing densities in developed areas. The proposed plan observes the Citywide Land Use Goal which encourages the provision of a full range of housing types to meet the needs of all segments of the community. The resulting Land Use Plan has been designed to allow development of a wide range of housing types. These varying residential densities and types have been located in a way that land use compatibility is maximized and landform alteration can be kept to a minimum. (See Page 18)

Commercial Land Uses:

The Richland Neighborhood Plan implements the Citywide Land Use Goal of achieving balance and compatibility between land uses to assure social and economic benefit to the City and its citizens. As a result, the Richland Neighborhood Commercial land use designations are twofold. One designation strives to increase the City's tax revenue and the provision of public improvement by improving the City's position as a location for regional commerce. The second designation seeks to provide local commerce which meets community needs. (See page 19) An individual discussion is presented for both resulting land use designations:

a. Freeway Commercial (Regional) (Nordahl Road/Highway 78 Interchange): The Citywide Land Use Goals and Policies state that the City shall direct future urban growth and the undeveloped or underutilized lands within, or contiguous to, existing developed areas. The character of the Nordahl Road/Highway 78 interchange is evolving as a regional shopping node. In the last four years, the area has changed from low density semi-rural residential to a fully urban shopping area as evidenced by the development of the 50 acre Vallecitos Town Center west of Nordahl Road, as well as Phase I of the Norman/Hutchinson Commercial Center east of Nordahl Road.

   Marketing analysis indicate that the Nordahl/Highway 78 interchange areas is a prime commercial location due to freeway visibility and access to regional roadways such as Highway 78, which connects with I-15 and I-5 freeways, linking the site to the extraregional trade areas. The privileged accessibiltiy of this area and its relatively central location within the regional retail market attracts shoppers from all of the North County.

b. Neighborhood Commercial: The remaining commercial areas within the neighborhoods are designated neighborhood commercial centers which serve the community. Commercial uses are required to cluster into centers.

c. Commercial-Manufacturing: (see industrial classification).

Industrial:

Richland Neighborhood Plan industrial land use designations have been located directly adjacent to Mission Road, Rancheros Drive, Barham Drive, and State Route 78.

Although heavy industrial development is specifically excluded from the list of acceptable land uses, research and development, warehousing, distribution and light manufacturing uses were permitted.

The Richland Neighborhood Plan also separates residential and industrial development by locating all industrial land use designations south of Mission Road with the exception of the Light Industrial designation proposed from Mulberry Drive to Mission Road at the site of the existing Teledyne plant.

The Richland Neighborhood Plan proposed two industrial designations:

a. Commercial-Manufacturing: The greatest concentration of commercial-manufacturing development shall be located east of Richland Road between Mission Road and State Route 78.

b. Light Industrial: Light Industrial land uses shall be concentrated between Mission Road and State Route 78 and between Barham Drive and State Route 78.

Office-Professional:

The intent of the office-professional designation is to provide the community with professional and business services such as medical and dental offices, attorneys, financial institutions, real estate offices, and travel agencies. In order to ensure the community's easy access to these services, offices and professional uses are also allowed to be located with the Light Industrial and Commercial land use designations.

Open Space:

The Richland Neighborhood Plan's goal to establish open space and recreational areas to serve the area's community shall be accomplished by providing a well integrated system of public open space, parks, and public and private recreational facilities. The

Plan proposes the creation of public parks to serve the active recreational needs of the Community. The development of public parks and recreational facilities outlined in the Plan shall be provided by new development and the City.

New development shall provide for the development and maintenance of private and public parks by acquisition and maintenance districts. Site planning for individual residential parcels shall provide for connections to the planned open space system. A network of bicycle and pedestrian trails shall connect greenbelts and parks which shall buffer existing and future developments with the Richland Neighborhood.

Specific Plan Area:

The Richland Neighborhood Plan includes a Specific Planning Area (SPA). The Specific Planning Area (SPA) has been included as a land use designation to facilitate development within the City in accordance with the General Plan by permitting greater flexibility and encouraging more creative and imaginative designs for major urban development projects subject to large-scale community planning. The SPA shall assist in implementing the goals and policies of the General Plan, such as the promotion and protection of public health and safety and the preservation and enhancement of environmental amenities.

Land uses within the planning area are guided by the Land Use Element of the City of San Marcos General Plan and by the City Zoning Ordinance. The City shall administer the Environmental and Development Review Process and provide guidance when necessary to ensure that the goals and policies of the General Plan have been implemented.

The Richland Specific Plan shall function as the principal regulatory document guiding development within the area designated as "SPA" on the Land Use Plan. The Richland Specific Plan shall:

-- Set forth the development concepts which guide the planning of future proposed projects within the designated Specific Planning Area;

-- Incorporate maps and diagrams illustrating planning and design concepts;

-- Provide development standards; and

-- Establish architectural and design standards for development; and

-- Establish development phasing sequences, where appropriate.

The Richland Specific Plan shall focus on the harmonious integration of residential and commercial activities north of Mission Road and the development of a high-tech, master planned, light industrial development south of Mission Road.

The Richland Specific Plan shall balance new development with existing activities and natural features of the Specific Plan Area. Additionally, the Richland Specific Plan would establish floor area ratios for commercial and industrial development, industrial design standards, residential unit yield, housing types, and the location for open space/recreational amenities.

3.3.3 STATISTICAL SUMMARY

Rural Residential: 0.125 - 1.0 dwelling units per acre.

This designation provides for the development of 101 acres for a total of 12 to 101 dwelling units. Estimated population per dwelling unit would be 33 to 279 persons, based on a generation rate of 2.76 persons per dwelling unit.

Estate Residential: 1 - 2 dwelling units per acre.

This designation provides for the development of 148 acres. This would allow for 148 to 296 dwelling units with an estimated household population of 408 to 817 persons.

Residential: 2 - 4 dwelling units per acre.

This designation provides for the development of 1,269 acres for a total of 2,538 to 5,076 dwelling units. Estimated population would be 7,005 to 14,009 persons.

Residential: 4 - 6 dwelling units per acre.

One hundred thirty four (134) acres have been designated at this density. This acreage would potentially yield between 536 to 804 dwelling units with an estimated population range between 1,479 and 2,219 persons.

Residential 4 - 8 dwelling units per acre.

Approximately 10 acres are designated for this use. This allows for 40 to 80 dwelling units and a population yield of 110 to 220 persons.

Residential: 8 - 12 dwelling units per acre.

Eight-one (81) acres have been designated for this use. This allows for the development of 648 to 972 dwelling units with an estimated population of 1,788 persons to 2,682 persons.

Residential: 15 - 20 dwelling units per acre.

On the designated 40 acres, all land is currently developed or has been apprroved for projects at a 17 du/ac density. The estimated population is expected to be 1,877 people. All land is currently developed or has been approved for projects at a 17 du/ac density.

Specific Plan Area

The Specific Plan Area (SPA) is 94 acres designated for residential uses. At a density of 2-4 dwelling units per acre, this would permit 188 - 376 units with a household population of 518 - 1,037 persons. 10 acres are allocated for open space uses in the SPA.

Commercial

The Commercial designation allows for neighborhood centers for convenience shopping serving the residents of a neighborhood. One hundred seventeen (117) acres are allocated for commercial uses.

Commercial-Manufacturing

Forty-three (43) acres are allocated for commercial-manufacturing uses.

Neighborhood Commercial

Sixteen (16) acres are allocated neighborhood commercial.

Office Professional

Seven (7) acres are allocated for office professional.

Light Industrial

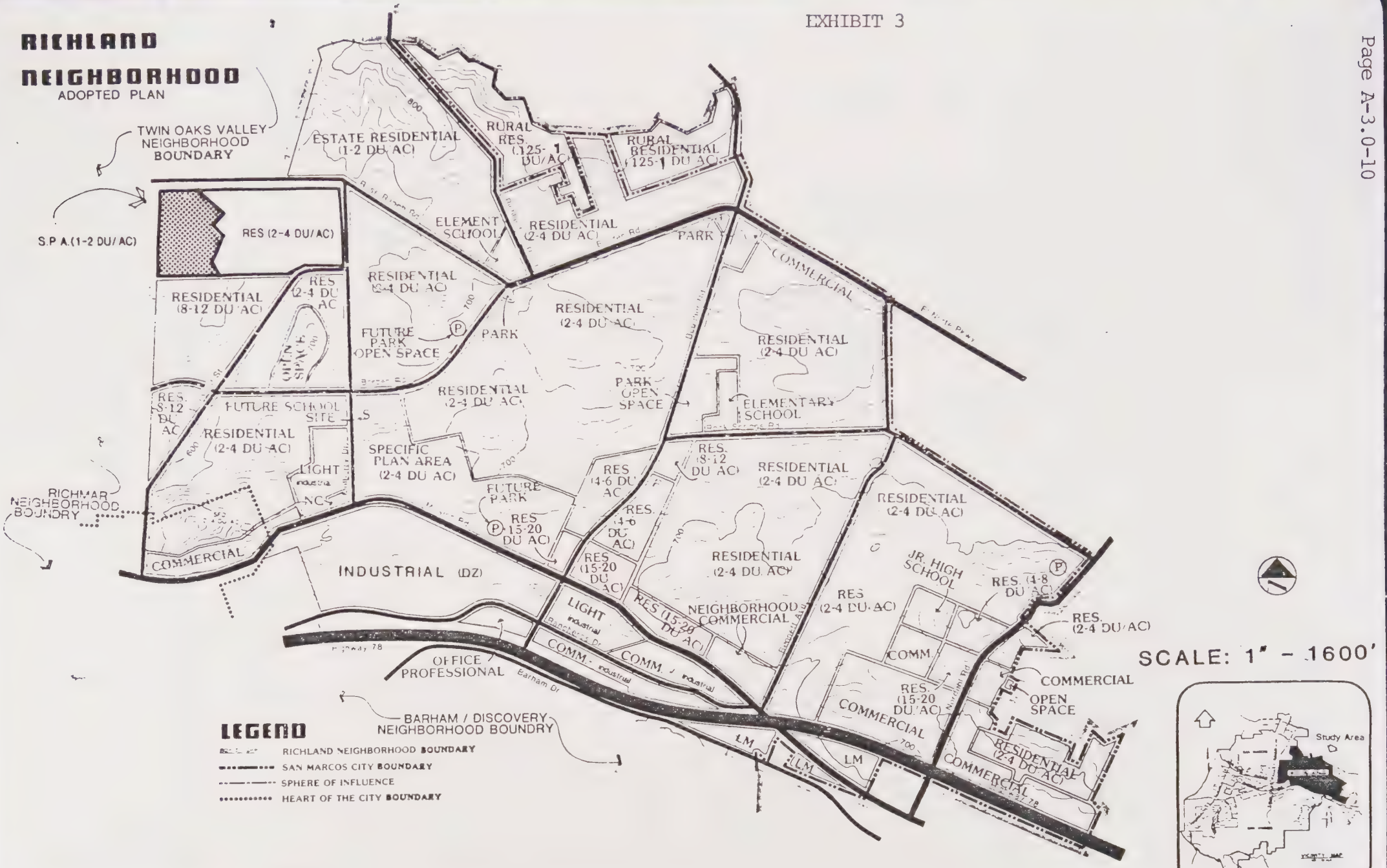
Seventy (70) acres are allocated for light industrial uses.

Manufacturing

One hundred nineteen (119) acres for manufacturing uses. This designation allows for a mixture of uses including manufacturing, distributing, warehousing, research and development laboratories, and accessory uses.

RICHLAND NEIGHBORHOOD

ADOPTED PLAN



Prepared By:
City of San Marcos Planning Department

REVISED: 01-07-88

TABLE 1

RICHLAND NEIGHBORHOOD CHARACTERISTICS

DESIGNATION	ACREAGE	UNITS	POPULATION
Rural Residential:			
0.125 - 1.- du/ac	101	12 - 101	33 - 279
Estate Residential:			
1 - 2 du/ac	148	148 - 296	408 - 817
Residential: 2-4 du/ac	1,269	2,538 - 5,076	7,005 -14,009
Residential: 4-6 du/ac	38	152 - 228	419 - 630
Residential: 4-8 du/ac	10	40 - 80	110 - 220
Residential: 8-12 du/ac	81	648 - 972	1,788 - 2,682
Residential: 15-20 du/ac	40	680	1,877
SPA:			
Residential	94	188 - 376	518 -1,037
Public Facilities	135		
Commercial	117		
Commercial-Manufacturing	43		
Manufacturing	119		
Office Professional	7		
Neighborhood/Commercial	16		
Light Industrial	70		
Roads	96		
Parks	20		
TOTAL:	2,404	4,406-7,809	12,160-21,553

Source: City of San Marcos Planning Department

TABLE 2

EXISTING LAND USES

LAND USE	ACREAGE
Agricultural	208
Single-Family Residential	974
Single-Family Estate	318
Duplex	18
Multiple-Family Residential	25
Manufacturing	24
General Commercial	43
Service Professional	99
Public Facilities	56
Roads and Vacant Land	735
Total Acreage:	2,500

3.4 GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

3.4.1 DEFINITION

Goal: A goal is generally defined as an ultimate purpose of desired outcome of an effort. A goal is stated in a general manner and is commonly not measurable. In the Richland Neighborhood Plan all Policies, Implementation Strategies are aimed at achieving a Goal.

Policy A policy as it pertains to this Plan is a specific statement of the City which guides actions and Implementation Strategies created to attain a City Goal. A Policy implies clear commitment and the accepted standpoint of the City on an issue.

Implementation Strategies An Implementation Strategy is defined in this document as a coordinated effort, action, or set of measures established and proposed to carry out Policies and work towards attainment of Community Plan Goals.

3.4.2 LAND USE

Goal 1: To control the distribution, location and type of growth within the Richland Neighborhood in order to reinforce the community's character.

Policies A:

1. The Richland Neighborhood shall consist of residential and industrial developments in conjunction with open space and neighborhood commercial, and educational uses.

Implementation Strategies:

1. Development shall be consistent with the goals, and policies of the Circulation, Noise, Safety and Land Use Elements of the General Plan.

2. Residential, industrial and neighborhood commercial development shall occur in those areas described for each respective land use on the Richland Land Use Map.

3. Residential development shall be within the density range shown for that area on the Land Use Map. The actual yield shall be dependent upon site planning and physical constraints of the property.

4. Industrial and neighborhood commercial development should be permitted through the approval of a master plan development.

Goal 2: To achieve balance and compatibility between land uses to assure the maximum social and economic benefit to the Richland Neighborhood and its citizens.

Policies 1:

1. Ensure that proposed development results in a positive fiscal balance.

2. Development shall be consistent with the market trends within the region.

3. Require all proposed development to comply with the Land use Map

Implementation Strategies:

1. Establish a City economic model and/or require proposed projects to evaluate the relationship between projected City costs and revenues related to Land Use.

2. Community and regional serving commercial development shall be encouraged, actively promoted and limited to the Nordahl Road Area.

3. Access to commercial centers shall be off major arterials and collector roads. Access points shall not be tied into existing Richland Community residential areas.

4. Require proposed master planned developments to submit a marketing study to verify its feasibility at the time of proposal.

5. Commercial development at the Nordahl Road/State Highway 78 interchange shall be oriented to the regional retail market.

6. The remaining commercial areas within the neighborhood shall be limited to neighborhood commercial centers to serve the residential population of the neighborhood. Such centers shall be limited to commercial nodes situated at the following areas:

   a. Northwest corner of Mission Road/Mulberry Drive

   b. Northwest corner of Mission Road/Bennett Avenue

   c. Southeast corner of Borden Road/Bougher Road.

7. Industrial development location shall be limited to sites between Mission Road and State Highway 78 and between Barham Drive and State Highway 78.

Goal 3: To establish open space and recreation areas to serve the Richland Neighborhood.

Policies A:

1. Provide a well integrated system of public open space, developed parks and public and private recreational facilities for various functions, in various sizes, and in either public or private ownership.

2. Ensure that the park system is developed and maintained in a manner that is consistent and cost effective.

Implementation Strategies:

1. Development shall be consistent with the Conservation, Open Space and Parks and Recreation Elements.

2. Require developers of residential land to dedicate land and/or pay fees for parks, consistent with the Quimby Act, Subdivision Map Act, San Marcos Subdivision Ordinance and General Plan standards.

3. Locate park and recreation facilities for safe and easy access by intended users.

4. Establish a network of equestrian, bicycle and pedestrian trails connecting greenbelts and parks which shall offer access to existing and proposed development within the Richland Neighborhood and connected to adjacent community plan areas.

5. Require site planning for individual parcels to provide for connections to the planned open space system.

6. Maintain natural vegetation in areas where significant tree stands can be identified.

7. Use native trees, shrubs, grasses with low maintenance cost.

Goal 4: Accommodate a diversity of residential types providing residential areas appropriate to a variety of lifestyles and income levels in accord with the goals and policies of the Housing Element.

Policies A:

1. Accommodate a diversity of residential types providing residential areas appropriate to a variety of lifestyles and income levels.

2. Ensure that the location of varying residential densities and types maximizes land use compatibility and minimizes landform alteration.

Implementation Strategies:

1. The predominant land use in the Richland Area shall be Low Density Single Family residential development.

2. Medium Density residential development shall be limited to the area between Woodward Road and Vineyard Road.

3. Medium density (15-20 du/ac) residential land uses shall be concentrated along the north side of Mission Road west of State Route 78; and the Nordahl area south of Knob Hill Road.

4. The area north of Rose Ranch Road and within the neighborhoods sphere of influence area shall be limited to Estate and Rural Residential Development.

5. Mobile home parks are consistent with low residential land use designations and shall be permitted through a Conditional Use Permit process provided the findings are made.

6. Private equestrian facilities shall be permitted.

7. A distinct separation between the residential/commercial uses north of Mission Road and the industrial uses south of Mission Road shall be created.

3.4.3 CIRCULATION

Goal 1: To provide a balanced transportation system serving the needs of those persons residing and doing business in the community.

Policies A:

1. Develop an adequate roadway network to serve the needs of the Richland Neighborhood as a coordinated unit of the City's circulation system.

2. Cooperate with North County Transit District to establish a framework for the provision of transit service within the planning area.

Implementation Strategies:

1. Development shall be consistent with the City-wide Circulation, Noise and Safety Elements.

2. Roadways should follow the natural terrain, particularly in the hillside areas.

3. Cooperate to the fullest extent possible with State, County and Local Public Works Agencies responsibile for planning and implementing roadway improvements.

4. Impose conditions on development approvals to mitigate the cumulative effects of growth on the circulation system and to implement the Circulation Element of the General Plan.

5. Mission Road shall be designated as a Prime Arterial between Twin Oaks Valley Road and the future Bougher Road (Woodland Parkway).

6. Rock Springs shall be maintained as a designated Secondary Arterial.

7. Nordahl Road shall be maintained as a Prime Arterial north of State Route 78 to Montiel; and maintained as a Major Arterial to Knob Hill Road and secondary arterial North of Knob Hill Road.

8. The extension and realignment of Richland Road/Bougher Road shall be renamed to Woodland Parkway.

9. Woodland Parkway shall be designated as a Prime Arterial from Mission Road to State Route 78 and a Secondary Arterial from Mission Road to Borden Road.

10. Bennett Road and Rose Ranch Road shall be designated as Collectors. Borden Road shall be designated as a Major Arterial and Secondary Arterial.

11. Mulberry Drive shall be designated a Secondary Arterial from Mission Road to Borden Road and a Collector street from Borden Road to Rose Ranch Road.

12. The City shall preserve the right-of-way needed for freeway improvements through dedication and according to CalTrans standards, as adjacent properties develop.

13. The City shall conduct a comprehensive study for all segments and intersections that have the potential to exeed level of service D to determine and implement feasible measures which will maintain a level of service D or better.

14. The City shall monitor roadway intersections and segments to determine if Levels of Service are approaching LOS D.

15. The City shall require site-specific traffic studies for all major developments which have the potential to exceed LOS D.

16. The City shall require developers to implement the mitigation measures identified in site-specific traffic studies.

17. The City shall consider the extension of theme corridors along major thoroughfares, including Mission Road, Nordahl Road, Woodland Parkway.

18. Establish Highway 78 as a scenic highway.

19. The pedestrian and bicycle circulation system shall be designed by the City and financed by new developments through the provision of on-site and off-site improvements.

3.4.4 ENVIRONMENTAL

Goal 1: To preserve the Richland Neighborhood's natural environment and unique resources.

Policies A:

1. Sensitive biological habitats shall be preserved by setting aside appropriate acreage for conservation if feasible.

2. Conservation, preservation, and restoration programs, including biological reserves for identified sensitive habitats, shall govern and guide property development.

3. New development shall preserve and set aside identified, native Southern California grassland habitat locations as a biological reserve.

Implementation Strategies:

1. In the case in which development cannot preserve significant biological habitats within an environmental sensitive area, the developer shall be responsible for restoring and re-establishing the sensitive habitats being displaced. Said restoration may be provided at an off-site location determined by the City.

2. Prior to the development of any remaining habitat areas, the City shall require a detailed biological investigation focusing on the condition of the habitat, the abundance and

diversity of wildlife, and specifically the presence of absence of the black-tailed gnat catchers.

3. A site-specific survey shall be conducted when a proposed project lies within one of the sensitive resources zones. Following completion of the site specific survey, the City should study the feasibility of dedicating the land as open space, where necessary.

4. Condition developments to restore any sensitive habitat areas to be disturbed as a result of the development. Restoration measures may be implemented either on-site or at an off-site location determined by the City.

5. Establish a mature tree preservation ordinance.

3.4.5 PUBLIC SERVICES AND UTILITIES

Goal 1: To provide urban services adequate in quality and quantity to serve the Richland Neighborhood.

Policy A:

1. Ensure that school facilities are available to serve the needs of the Richland Neighborhood.

Implementation Strategies:

1. Development shall be consistent with the Safety, Public Facilities, Circulation and Land Use Elements of the General Plan.

2. The San Marcos Unified School District shall establish financing mechanism for the construction/expansion of future school sites in coordination with the City of San Marcos Public Facilities plan.

3. Educational facilities shall also be provided for and shall be consistent with the San Marcos Unified School District Long-Range Comprehensive Master Plan as development occurs in the community.

4. Prior to approval of any future final tract maps or issuance of any permits, written certification from all affected school districts shall be submitted which states that adequate school facilities are or will be capable of accommodating students generated by future projects.

5. Provide a 10-15 acre school site within the northern portion of the designated SPA area.

Policy B:

1. Adequate fire and police services and facilities commensurate with or in anticipation of development shall be provided by the appropriate agency(ies).

Implementation Strategies:

1. All building structures and other engineering requirements shall conform to the Uniform Building Code, the Uniform Fire Code, and City requirements.

2. Any cul-de-sacs, building addresses, and street names shall comply with City standards and shall be approved by the Fire Protection District.

3. Fire Department access shall be approved by the Fire and Public Works Department.

4. Incorporate defensible space concepts as part of architectural design of buildings such as: (1) achieve visibility (from building areas to adjacent parking areas and vice versa), (2) create zones of territory through site plan grouping and designation of areas as either public, semi-public, or private, and (3) provide easy access for policing capabilities.

5. Coordinate with the Sheriff's Department to review building design.

6. The City shall encourage citizen participation in the Neighborhood Watch Program.

7. Provide a future fire station site in proximity of Woodland Parkway.

8. Adopt fire mitigation measures established by the Fire District.

3.4.6 VISUAL RESOURCES

Goal 1: Create a visually attractive, efficiently organized and distinctive character for the Richland Neighborhood.

Policy A:

1. Utilize architectural features, signage, and color to create a distinctive neighborhood character.

Implementation Strategies:

1. Develop and adopt design guidelines for the Richland Neighborhood as part of the State Route 78 view corridor overlay district as part of the zoning ordinance.

2. Restrict signage within scenic corridors and within visually sensitive areas including State Route 78.

3. Site Plan Review shall be utilized for the design review process for architectural motifs, signage and landscaping.

4. Require a visual analysis of development proposals within a 200 foot distance of the ultimate right-of-way of State Route 78.

3.5 DEVELOPMENT STANDARDS/CRITERIA

3.5.1 STANDARDS

3.5.1.1 Residential

Rural Residential: Uses are limited to single family residential units on 1 - 8 acre lots, depending on slope. Agricultural uses, accessory to residences, are permitted. These agricultural uses include flower and vegetable gardens, fruit and nut trees, horticultural stocks, horses, and combinations of poultry and bovine animals. Due to the proximity to single family residential areas and subdivisions, greenhouses, wholesale nurseries, aviaries, dairies, public stables, and similar uses are permitted only with a Conditional Use Permit.

Estate Residential: Permitted uses include single family detached units on 0.50 to 1.0 acre lots and limited agricultural uses. Lot size is determined by slope. Allowable agricultural uses include flower and vegetable gardens, fruit trees, horticultural stock. Horses and racing/homing pigeons are permitted. No intensive commercial agricultural uses are permitted.

2 - 4 dwelling units per acre: This designation allows for single family detached units on 0.25 - 0.50 acre lots depending on slope. Accessory uses including flower and vegetable gardens, fruit trees, and other horticultural stock is permitted. No intensive commercial agricultural uses are allowed.

4 - 6 dwelling units per acre: This designation allows for single family detached units on 7,260 square foot to 10,890 square foot minimum lot sizes depending on the slope.

4 - 8 dwelling units per acre: This designation allows for single family detached units on 5,445 square foot to 10, 890 square foot lots depending on slope intensity.

8 - 12 dwelling units per acre: This designation allows for attached and zero lot-line single family detached residences on 3,630 - 5,445 square feet of land per unit depending on slope. Permitted accessory uses would be flower and vegetable gardens, fruit trees, and other horticultural stock.

15 - 20 dwelling units per acre: Multiple family units are permitted on 2,904 - 2,178 square feet of land per unit, depending on slope. Related urban uses such as colleges, churches, fraternities and sororities, museums, and libraries are permitted uses.

3.5.1.2 COMMERCIAL

Commercial: This designation allows for general commercial centers for convenience shopping serving the residents of a neighborhood.

Commercial-Manufacturing: This designation allows for a mixture of uses providing suitable locations for manufacturing, heavy commercial, and limited types of service commercial uses which are not commonly located within a strictly retail commercial zone.

Neighborhood Commercial: Neighborhood Commercial uses are required to cluster into centers. Strip commercial developments are discouraged.

3.5.1.3 INDUSTRIAL

Light Industrial: This designation allows for a mixture of uses including light manufacturing, wholesale, professional offices, and research and development laboratories.

Manufacturing: This designation allows for a mixture of uses including manufacturing, distributing, warehousing, research and development laboratories, and accessory uses.

Design Overlay Zone: The Design Overlay Zone shall promote orderly and harmonious development of areas so designated. Design review of proposed projects shall be conducted by the Planning Division and if necessary conditioned at the discretion of the Planning Director to exceed current zoning standards.

3.5.1.4 OFFICE PROFESSIONAL

Office Professional: This designation's allowable land uses are exclusively office and professional.

3.5.1.5 SPECIFIC PLAN AREA

Residential: This designation is intended for medium density residential and support uses. An adopted Specific Plan would be required prior to development of the SPA. The City of San Marcos has design review over all project proposals. The Specific Plan would allow for clustering of units to minimize grading and retain landform configurations.

Open Space: The City of San Marcos proposes the establishment of an integrated system of public open space, parks, and public and private recreational facilities. The development of public parks and recreational facilities would be provided by new developments.

3.5.1.6 PUBLIC FACILITIES

The public facilities component is proposed to encompass 137 acres within the Richland Neighborhood . Public facilities within the Richland Neighborhood would consist of existing school sites and two future sites, fire station and public parks.

3.5.2 COMMUNITY DEVELOPMENT CRITERIA

The goal of the Development Standards section is to encourage high quality design and spatial organization throughout the community. It intends to draw together and make more specific the Plan's goals and concepts.

3.5.2.1 Community Identity/Signage/Street Furniture

a. Preserve buildings, landforms, and other resources that provide continuity with San Marcos' past. Preserve notable landmarks and areas of historic, architectural, or aesthetic value. Design new buildings to respect the character of significant buildings nearby.

b. Preserve the hills and knolls, including the Hollandia Dairy Hill for a potential open space/park use. The vistas of the hill from Mission Road shall be preserved by appropriate height zoning and review of site development plans at the base of the hill and along the north side of Mission Road. These objectives shall be incorporated into the Specific Plan Area requirements.

c. To provide guidelines for aesthetically pleasing street design in which building frontages, landscaping, signing, street furniture, and street lighting promote the individual area characters.

d. Development along Mission Road and State Highway 78 shall be of the highest design quality. Unsightly buildings shall be effectively screened from said roadways.

e. Buffer south side of Mission Road west of the State Highway 78 and the south side of State Highway 78 east of Mission Road. Create a distinct separation between the residential/commercial uses north of Mission Road and the industrial uses south of Mission Road.

f. Existing and proposed development along State Route 78 shall screen service areas.

g. Create an entry theme to the Richland Neighborhood and the City at primary entry nodes.

h. Preserve and/or restore landmark and significant buildings per the Conservation Element.

i. Provide for drought tolerant, low maintenance landscaping of streets and open spaces.

j. Encourage quality architectural design and construction of residential units throughout the Richland Neighborhood.

k. Subdivision development and design shall provide for and promote adequate off-street parking for automobiles, boats, trailers, and recreational vehicles.

3.5.2.2 Pedestrian and Bicycle Circulation System

a. The main path between Twin Oaks Valley Road and easterly City limits shall locate along the railroad right-of-way with connecting trails at Twin Oaks Valley Road, Richland Rd. (adjacent to the flood control channel/pedestrian path easement), and Bennett Ave. The south side of Mission Road, between the point where it separates from the railroad right-of-way (near Valpreda Street) to the point eastward where it reconnects with the railroad right-of-way, shall be consistent with the landscape treatment for the proposed pedestrian path/jogging trail along Mission Road west of Twin Oaks Valley Road.

b. Where feasible, the proposed pedestrian/bicycle paths shall be physically separated from vehicular flows.

c. Pedestrian/bicycle circulation system shall be designed consistent with the City-wide pedestrian/bicycle system.

d. The open space, bicycle, and pedestrian circulation system in the Richland Neighborhood shall be designed in a consistent manner to ensure the continuity of the entire network and connectors to the City-wide pedestrian/bicycle system.

3.5.2.3 Community Parks

a. Low water usage and drought-resistant vegetation shall be used in open spaces, parks, and landscaped buffer areas for both public and private development.

b. All development in the Richland Neighborhood shall comply with mandated air, water quality regional strategies and standards and energy regulations.

c. Intensive recreational play areas shall be situated away from adjacent residential areas.

3.5.2.4 Commercial:

a. Commercial development shall have a minimun landscaped setback as established by City standards from the ultimate property line on all street frontages. Street frontage setbacks shall be landscaped with undulating landscaped berm.

b. Trees, shrubs, ground cover and/or landscape berms shall be distributed throughout the commercial developments, especially along street frontages, to break up the visual impact of parking lots and other landscape areas. Parking areas shall be located to the side or at the rear of commercial centers. Parking areas fronting any street shall be heavily screened using a combination of mounding and dense plant species. Additional landscaping shall be provided to shade parking lots.

c. Commercial center(s) shall be buffered from adjacent residential development by means of landscaped setbacks, solid fencing and/or overall site design.

d. Service areas, mechanical units, trash collection and storage areas shall be completely concealed from view through site placement and the use of screening materials, and/or architectural features.

e. The City shall exercise design control over commercial development in such areas as site layout, building facades, signage, and landscaping.

f. Building facades and heights shall be varied to break up building mass and avoid monotonous development.

g. Harmonious architectural themes shall be utilized throughout commercial center(s).

3.5.2.5. Industrial:

a. Architecture of new industrial projects between Twin Oaks Valley Road to the easterly City limits shall be a quality contemporary architectural style design and shall use high quality construction materials on those elevations visible from Mission Road or the proposed pedestrian path/jogging trail (see below).

b. No metal buildings shall be permitted.

c. Textured and sandblasted walls shall be utilized on all elevations that have public view exposure excluding painted surfaces.

d. Storefront glass doors shall be used on office/entry areas. Hollow metal doors and frames shall be used at service, and warehouse entry areas. Roll-up doors shall be of steel.

e. Industrial developments south of Mission Road shall be buffered by a landscaped setback from the Mission Road property line (ultimate right-of-way). Parking lots shall be discouraged along the Mission Road frontage. Setbacks shall be landscaped with an undulating landscaped berm.

f. Off-street parking shall be screened from streets by undulating landscaped berm.

g. All required landscape areas shall be maintained in a neat, clean orderly and weed free manner and in good repair.

h. Plantings within, or adjacent to, visually sensitive areas (Mission Road and State Highway 78) shall consist exclusively of evergreen tree/shrub species.

i. Additional landscaping shall be provided to shade parking lots.

j. All rooftop mechanical units, vents, ducts, etc. shall be completely screened from street grade view

k. All service areas shall be oriented away from State Highway 78 and Mission Road. This prohibition may be modified, on a case by case basis, in the event of intervening buildings which would effectively block such doors from view of said roads.

l. Trash enclosures shall be hidden from view or effectively screened from view with landscaping.

3.5.2.6 Residential Areas

a. Site Planning

(1) Multi-family residential development shall comply with the Design Manual for Multi-family development.

(2) Multi-family residential development design shall be compatible with the single family character of the Richland Neighborhood.

b. Building Design

(1) Building facades, roof heights, and heights shall be varied to break up building mass and avoid monotonous development.

(2) The architectural styles of individual buildings and adjacent enclosures and fencing should be compatible.

(3) Long uninterrupted exterior walls shall be avoided on all structures. All structured walls shall have relief to create an interesting blend with landscaping, buildings and the casting of shadows. The integration of varied texture, relief, and design accents on building walls should be utilized to soften the architecture.

(4) Residential building heights in sensitive land form areas shall use the step foundation and staggered roofline on any terrain for a more natural blending or development with the natural setting as well as eliminating the need for any mass grading alternative.

(5) All architectural remodeling and additions shall be compatible with the original structure.

(6) Hard surface areas (walks, driveways, patios, etc.) shall be designed as an integral part of the architecture.

(7) Flat roof designs for residential structures shall be prohibited.

c. Landscaping

(1) Landscaping plans should incorporate a variety of drought-tolerant, low-maintenance trees, shrubs, and groundcovers.

(2) The emphasis in landscaping should be on year-round color accents, rich planting of low-maintenance greenery, erosion control, and rapid revegetations of disturbed areas.

(3) When irrigation is necessary, drip systems or other low-water consumption systems should be used wherever possible to minimize water use.

(4) Landscaping shall be planted in informal groupings to reflect the natural theme, especially along streets and public ways, as illustrated below, rather than in rigid rows or hedges.

(5) The streetscape along roads shall enhance the community theme and identity.

(6) All planting except for existing natives shall be adequately irrigated and maintained to insure their viability. Irrigation shall cover 100% of the area(s) planted with species requiring irrigation.

(7) Landscaping shall be used to accentuate the view "windows" into development enclaves, open space and parks.

(8) Planting shall not obstruct the scenic overview potential of adjacent properties.

(9) Vegetation of varying heights and textures shall be placed along perimeter walls and fences to soften hard planes and to create interest and variety.

3.5.2.7 Fuel Modification

(a) Buildings and structures in high risk fire zones shall be separated by a Fuel Modification Zone. Such zone shall consist of a transition of domesticated and natural landscape materials, retaining "islands" of native brush.

3.5.2.8 Grading

(a) The unauthorized stripping of natural vegetation and removal of mature trees in conjunction with development shall be prohibited.

(b) Plant materials of varying types, forms and density shall be used to obscure and preserve graded slope banks.

(c) Development should preserve the natural grade off the land as well as the natural contour height of hills and knolls.

(d) Streets within hillside areas shall be designed to follow the natural topography of such areas to create undulating slope banks, preserving visual relief, and to minimize the number and size of cut/fill slopes.

(e) Slopes should be designed to appear as "natural" as possible, by use of low, undulating slopes and/or extensive use of landscaping.

(f) Architectural solutions for natural siting of structures shall be sensitively designed.

(g) All graded slopes shall be planted and irrigated in accordance with landscape guidelines.

(h) Slopes should blend in with the natural slopes of the surrounding area.

(i) Grading and siting practices shall respect natural drainages by utilizing these flow courses to carry the runoff.

(j) No mass grading of hills shall be allowed. Any development shall show custom terracing and pad location.

3.5.2.9 Public Facilities

(a) All public facilities shall be undergrounded.

(b) Educational developments, existing and future, shall be buffered from adjacent development by means of landscaped setbacks, and/or berms, solid fencing, and/or overall site design.

3.5.2.10 Specific Plan Area

(a) Create a buffer between SPA and residential area to the north.

(b) Housing within the SPA shall be single family residences compatible with housing adjacent to the SPA

(c) Residential development within the SPA shall be allowed to use different housing types.

(d) Northeast corner of Mulberry and Mission Road shall be developed as neighborhood commercial.

(e) The SPA area shall provide a 10-15 acre school site

(f) A 10 acre park site shall be provided within the SPA.

TABLE 3
Development Criteria Matrix

LAND USE	DENSITY/INTENSITY	PERMITTED USES
A. Residential		
-Rural Residential	1-8 acre lot	-detached Single Family -accessory agriculture -recreation -schools -public building
-Estate Residential	.50-1.0 acre lot	-detached Single Family -Limited Agriculture -recreation -schools -public building
-2-4 du/ac	.25-.50 acre lots	-detached Single Family -recreation -schools -public buildings
-4-6 du/ac	10,890-7,260 sq. ft. lots	-detached Single Family -recreation -schools -public buildings
-4-8 du/ac	10,890-5,445 sq. ft. lots	-detached Single Family -recreation -schools -public buildings
-8-12 du/ac	3,630-5,445 sq.ft. lots	-attached zero lot line -recreation -schools -public buildings
-15-20 du/ac	2,904-2,178 sq ft	-multiple family -colleges -churches -fraternities/ sororities -museums -libraries -recreation -schools -public building

LAND USE	DENSITY/INTENSITY	PERMITTED USES
B. Commercial (FAR)		
-Commercial	(.45-.593) (.5 Target)	-general
C. Industrial		-light manufacturing-research & development -wholesale -professional offices
-Warehouse	(.86-1.6) (.85 Target)	
-Manufacturing	(.58-.85) (.6 Target)	-manufacturing, heavy commercial
D. Office	(.40-1.2) (.6 Target)	-office and professional
E. Specific Plan Area		-medium density residential
-Residential		-clustered residential -support uses
-Open Space		-parks and recreation facilities

TWIN OAKS VALLEY COMMUNITY

4.0 TWIN OAKS VALLEY COMMUNITY

4.1. INTRODUCTION

4.1.1. BACKGROUND

The utilization and preservation of land has been, and will continue to be, one of the principal focal points of public concern and policy. The response to this concern, a Land Use Element has become a required element of local general plans as stipulated in Section 65302(d) of the California Planning and Zoning Law.

The Land Use Element is long-range guide to the development and use of all lands within the individual Planning Areas. As such, it sets forth goals, policies, and standards to guide the location, density, and distribution of various land use activities.

The City of San Marcos has specified that individual community neighborhood or district plans will cumulatively serve as the Land Use Element of the General Plan under the frame works of the City-wide Land use Policy Plan. This Twin Oaks Valley Community Plan will therefore serve as the Land Use Element for the Twin Oaks Valley community.

The Twin Oaks Valley Community Plan is organized as a document which details the community's policy Guidelines which present the City's adopted goals, policies and implementing strategies which indicate development criteria for the City to follow in implementing the General Plan. Cumulatively, the document combined with the Land Use Map designates and/or addresses the Land Use Elements mandated by the State Planning, Zoning, and Development Laws (Section 65302(a)); housing, business, industry, open space, including agriculture, natural resources, recreation and employment of scenic beauty; education, public buildings, solid and liquid waste disposal facilities, flooding and timber production.

4.1.2 ENVIRONMENTAL REVIEW

Concurrent with the adoption of this Twin Oaks Valley Community Plan, the City of San Marcos has prepared an Environmental Impact Report, as required by the California Environmental Quality Act. The Environmental Impact Report must be certified prior to the adoption of this community plan as the de facto General Plan Land Use Element for the Twin Oaks Valley area of the City of San Marcos.

The Environmental Impact Report is the foundation for identifying potential impacts of the community plan. Environmental topics which are affected by the community plan consist of: Land Use, Open Space, Aesthetics, Natural Resources, Recreation, Scenic Beauty, and Education.

4.2 PROJECT LOCATION

4.2.1 REGIONAL SETTING

The Twin Oaks Valley Community is located within the City of San Marcos and its adopted Sphere of Influence. The City of San Marcos is located in San Diego County, California. The project site is shown from a regional perspective on Exhibit 1.

The City of San Marcos is generally bounded by the Cities of Carlsbad and Vista and unincorporated County of San Diego lands to the west, unincorporated County of San Diego lands to the north and south, and the City of Escondido and unincorporated County lands to the east.

4.2.2 LOCAL SETTING

The Twin Oaks Valley Community consists of 5,549 acres and is situated in both the City of San Marcos and its adopted Sphere of Influence. The Twin Oaks Valley Community is bounded by unincorporated County of San Diego lands to the north; the Communities of Richland and Richmar to the south; County lands and Interstate Highway 15 to the east; and, County lands and the College Area Community to the west (see Exhibit 2).

4.3 TWIN OAKS VALLEY COMMUNITY PLAN

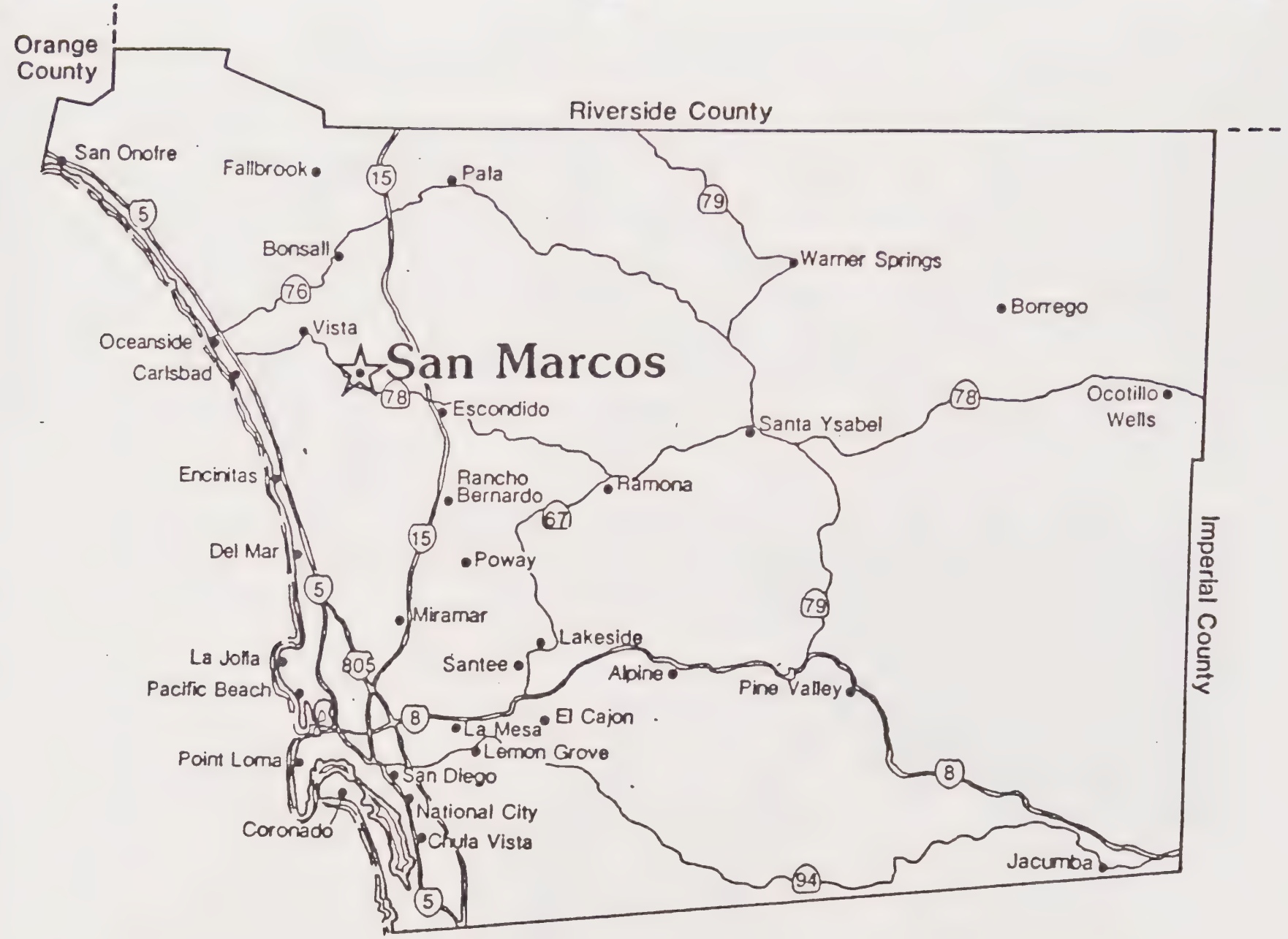
4.3.1 PURPOSE AND INTENT

The City of San Marcos' Land Use Plan is comprised of eight community neighborhood and district plans. Five of these community plans were adopted in 1984. The adopted community plans are the College Area Community, Richmar Neighborhood, Business/Industrial District, Lake San Marcos Neighborhood, and Barham/Discovery Community.

The proposed project was developed in conjunction with the City of San Marcos Planning Division, community residents, and landowners. A series of public forums were held to develop this community plan, as well as the Questhaven/La Costa Meadows and Richland Neighborhood plans. The key issues discussed were balancing environmental, and open space preservation with land uses to reinforce the rural character of the Community.

4.3.2 STATISTICAL SUMMARY

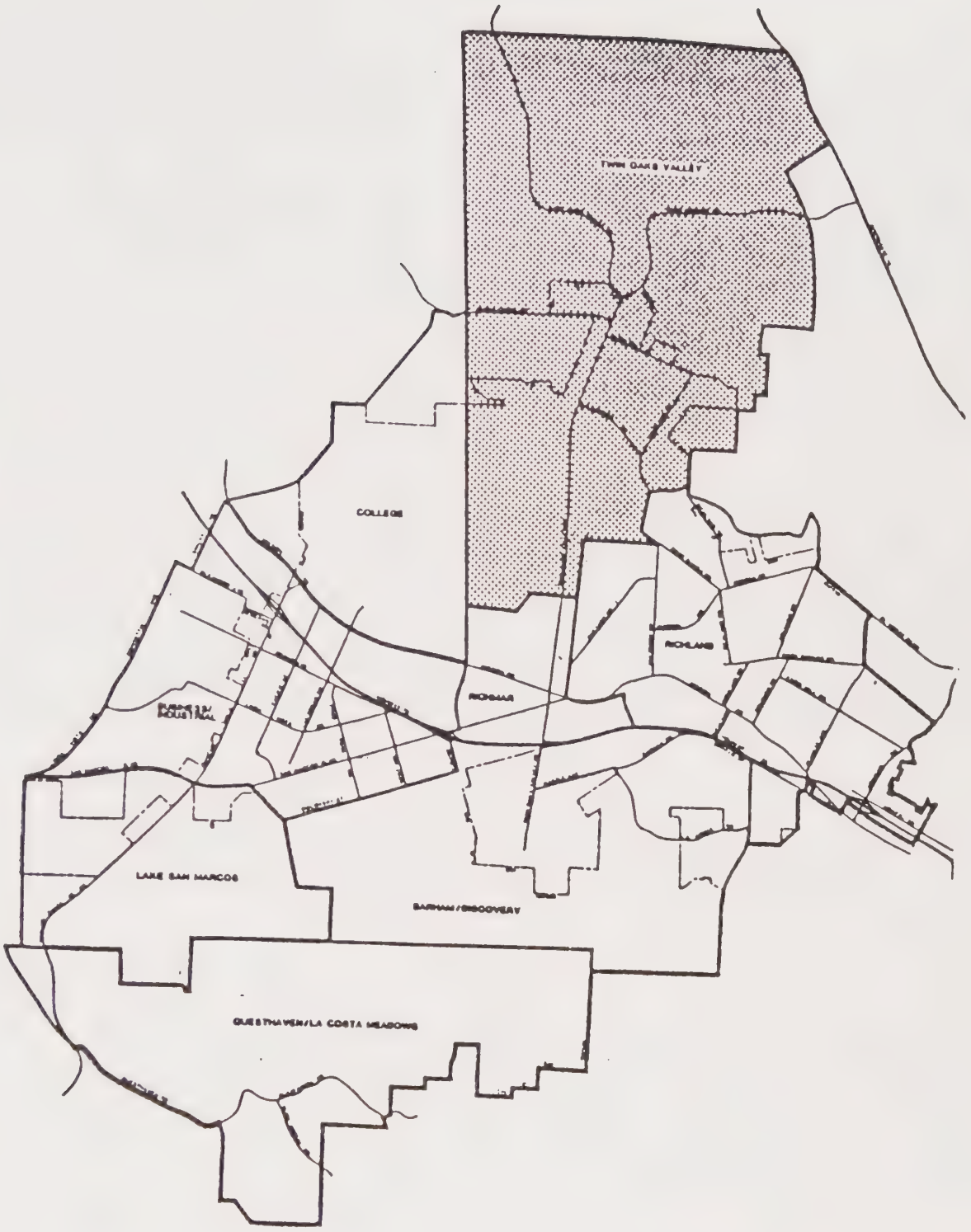
The Twin Oaks Valley Community Plan allows for very low and low density residential, agricultural, destination resort, and open space uses in the 5,549 acre area. Planning areas and limits on the total potential development within each subarea have been established without dictating the exact configuration of development. The purpose of



REGIONAL LOCATION

TWIN OAKS VALLEY COMMUNITY PLAN
City of San Marcos

Exhibit 1



LOCATION OF TWIN OAKS VALLEY COMMUNITY WITHIN THE CITY OF SAN MARCOS

TWIN OAKS VALLEY COMMUNITY PLAN
City of San Marcos

Exhibit 2

the community plan is to maintain the rural character of the area. The majority of the community's proposed residential designations are at a density of 0.50 dwelling units to the acre or less. Agricultural activites are permitted in most of the residential designations.

A Specific Plan Area has been designated along San Marcos Creek combining measures to preserve the Creek with recreational opportunities, a destination resort, and single family detached housing. Allowable residential development within the SPA would be located away from the San Marcos Creek floodplain and buffered by special landscape treatments.

Land uses in their proposed location are depicted on Exhibit 3 and are summarized in Table 1.

1. Residential Land Use:

The Twin Oaks Valley Community Plan has been designed to allow development of housing types ranging from equestrian/agricultural estates to single family detached residences within the Specific Plan Area of the Valley. These varying residential densities and types have been located such that land use compatibility is maximized and landform alteration can be kept to a minimum. The plan also incorporates objectives which are designed to enhance neighborhood identity and preserve the aesthetic qualities of the plan area.

2. Agricultural Land Use:

The Agricultural Preserve designation pertains to areas restricted with agricultural activities under the Wiliamson Act. Single-family residential units are permitted with a minimum of eight acre lots.

3. Open Space Land Use:

The Twin Oaks Valley Neighborhood Plan's goal, to establish open space and recreational areas to serve the area's community, shall be accomplished by providing a well integrated system of public open space, parks, and public and private recreational facilities. The Plan proposes the creation of public parks to serve the active recreational needs of the Community. The development of public parks and recreation facilities outlined in the Plan shall be provided by new development and the City.

New development shall provide for the development and maintenance of private and public parks by acquisition and a maintenance district. Site planning for individual residential parcels shall provide for connections to the planned open space system. A network of bicycle, equestrian, and pedestrian trails shall connect greenbelts and parks which shall buffer existing and future developments within the Twin Oaks Valley Community.

4. Recreational Use:

This use is intended for public and private recreational areas within the community. These amenities can be accomplished through City parks serving the needs of the immediate community or through private amenities associated with development.

5. Specific Plan Area:

The designation is intended for low density residential, open space, destination resort, and support uses. An adopted Specific Plan would be required prior to development of the SPA. The City of San Marcos has design review over all project proposals. The Specific Plan would allow for placement of units to minimize grading and retain landform configurations. Allowable residential development within the SPA would be located away from the San Marcos Creek open space channel and buffered by landscaping.

Other proposed uses in the Specific Plan Area would be limited to: open space, private and public parks, recreational facilities, destination resort, and golf course.

Destination Resort should be restricted to a speciality theme lodging facility combined with recreational and/or health related uses with support facilities. A 40-acre site has been allocated for a destination resort.

6. Public Facilities:

This designation is intended to provide for public facilities which retain the rural atmosphere and serve the needs of the community. Specifically, these facilities would consist of a public elementary school, fire station, and public parks.

4.3.3 LAND USE DESIGNATIONS

These density ranges stated are only to establish a minimum and maximum unit yield. The resulting density of specific projects will be dependent upon physical constraints and project design within the range.

Hillside Residential: 0.05 - 0.25 dwelling units per acre

This designation allocates 1,443 acres for Hillside Residential uses. This will allow for the development of 72 to 361 dwelling units. Using a household population generation rate of 2.76 persons per dwelling unit, there would be between 199 and 996 persons.

Agricultural Preserve: 0.125 dwelling units per acre

This designation allocates 148 acres, allowing 18 dwelling units for this area. Population would be approximately 50 persons.

Agricultural Residential: 0.125 - 1 dwelling units per acre

One hundred and ninety seven (197) acres located north of La Cienega Avenue are allocated for a 0.125-1 du/ac residential density. Under this density 25-197 dwelling units could be constructed. The estimated population yield would be 69 to 544 persons.

Intensive Agricultural Residential: 0.125 - .50 dwelling units per acre

On the designated 2,190 acres, 274 to 1,095 dwelling units could be constructed. Population would be 756 to 3,022 persons. In addition, 40 acres are designated as destination resort.

Rural Residential: 0.125 - 1 dwelling unit per acre

Seven hundred eighty nine (789) acres are designated for Rural Residential land uses. Under this designation, 98 to 784 dwellings could be constructed. The estimated population would be 270 to 2,163 persons.

Estate Residential: 1 - 2 dwelling units per acre

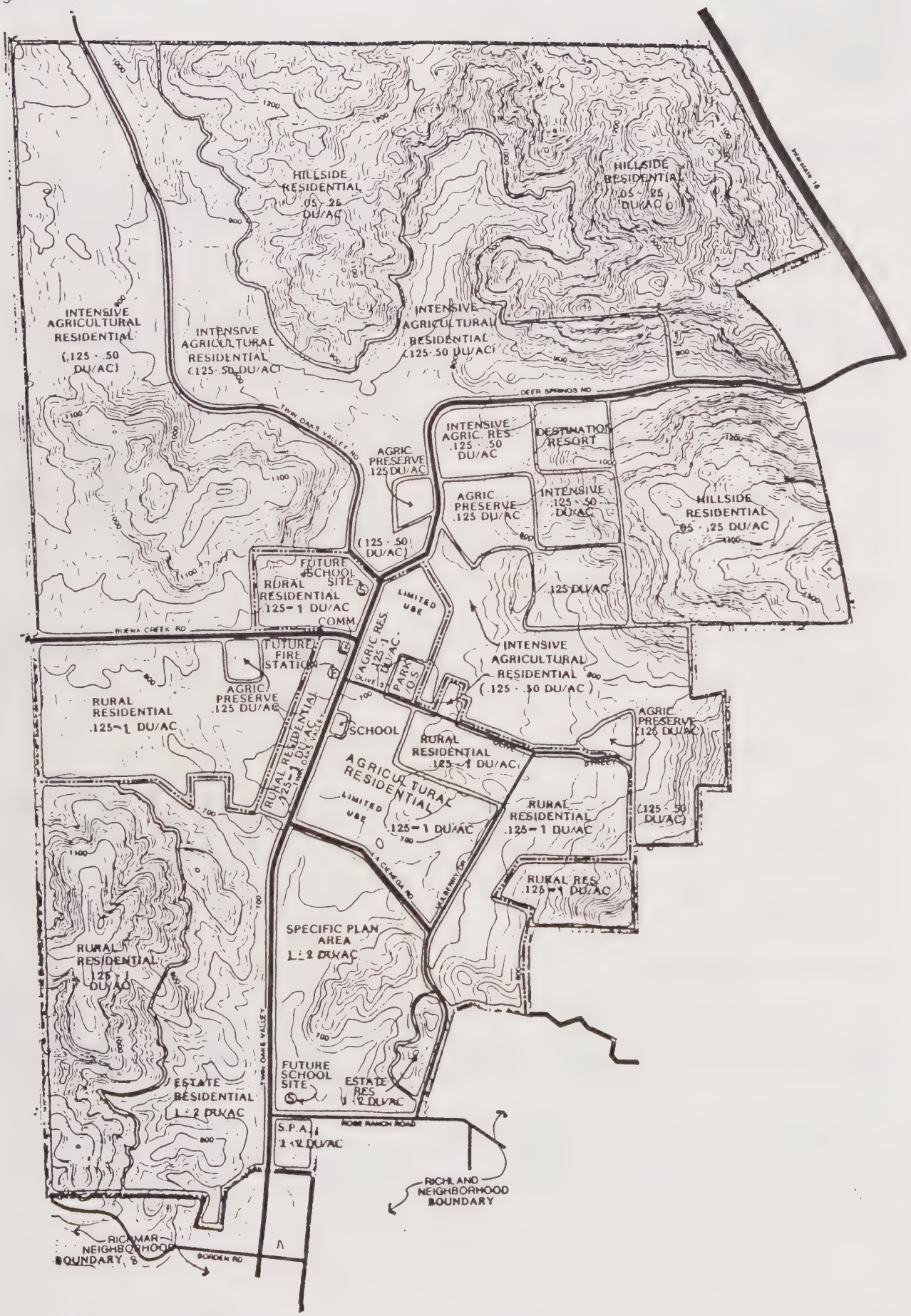
This designation allocates 317 acres for Estate Residential development. This would allow for the construction of 317 to 634 dwelling units. The estimated population is 875 to 1,750 persons.

Commercial: Approxmiately 5 acres have been designated neighborhood commercial.

Specific Plan Area

The Twin Oaks Valley Community Specific Plan Area (SPA) is approximately 288 acres. The SPA is bounded by La Cienaga Road to the north, Mulberry Road to the east, the proposed alignment of Rose Ranch Road to the south, and Twin Oaks Valley Road to the west.

Two hundred and eighty-eight (288) acres located south of La Cienega Avenue are allocated for an overall density range of 1.0-2.0 du/ac. This density would allow a total of 288 to 576 dwelling units with an estimated population yield of 795 to 1,590 persons.



TWIN OAKS VALLEY COMMUNITY PLAN

ADOPTED PLAN

City of San Marcos

Exhibit 3

TABLE 1

TWIN OAKS VALLEY COMMUNITY CHARACTERISTICS

DESIGNATION	PROPOSED PROJECT ACREAGE	UNITS	POPULATION
Hillside Residential:			
0.05 - 0.25 du/ac	1,443	72 - 361	199 - 996
Agricultural Preserve:			
0.125 du/ac	148	18	50
Intensive Agricultural Residential			
0.125 - 0.50 du/ac	2,190	274 - 1,095	756 - 3,022
Destination resort	40		
Agricultural Residential			
0.125 - 1 du/ac	197	25 - 197	69 - 544
Rural Residential:			
0.125 - 1 du/ac	784	98 - 784	270- 2,163
Estate Residential:			
1 - 2 du/ac	317	317 - 634	875 - 1,750
Commercial:	5		
SPA:			
S/o La Cienaga 1-2	288	288 - 576	795 - 1,590
Public Facilities	3		
Walnut Grove Park	20		
Roads	134		
Total:	5,549	1,092 - 3,665	3,014 - 10,115

Source: City of San Marcos Planning Department

TABLE 2

EXISTING LAND USES

EXISTING LAND USE	ACRES
Agricultural	1,393
Single-Family Residential	10
Single-Family Estate	1,082
Manufacturing	2
General Commercial	8
Professional Services	51
Public Facilities	19
Destination Resort	40
Roads and Vacant Land	3,073
TOTAL ACREAGE:	5,678

Source: City of San Marcos

4.4 GOALS, POLICIES, AND IMPLEMENTING STRATEGIES

In order to provide for the orderly development of Twin Oaks Valley Community in a rural setting, a series of goals and policies have been prepared in conjunction with a series of community workshops with area residents, property owners, developers, and City staff. These goals establish the broad framework for future development of the valley and its environs.

Most concerns involved the issues of encroachment of industrial development into the valley, preservation of permanent open space, retention of San Marcos Creek as a natural environmental channel with pedestrian and equestrian trails, compatibility of low density residential land uses and agricultural uses, design of community circulation routes in keeping with the rural character to discourage intra-regional traffic through the planning area, and buffering of land uses from the adjacent neighborhoods. Concerns expressed were types such as the degree in a manner to which the rural atmosphere of the planning area should be retained. The suggested objectives were refined and are offered as the basic overall goals and objectives of the Twin Oaks Valley Community Plan.

The City has adopted a series of goals to provide guidance and direction for the overall development of the City. San Marcos has also adopted a series of objectives, policies, and implementing strategies in support of the goals which are identified below. The Policy Plan is broken to link land use, circulation, environmental, public services/utilities variables of the City.

4.4.1 DEFINITIONS

Goal A Goal is generally defined as an ultimate purpose or desired outcome of an effort. A goal is stated in a general manner and is commonly not measurable. In the Twin Oaks Valley community, all Policies, Objectives, and Implementing Strategies are aimed at achieving a Goal or Goals.

Policy A Policy as it pertains to this Plan is a specific statement of the City which guides actions and programs created to attain a City goal. A Policy implies clear commitment and the accepted standpoint of the City on an issue.

Implementing Strategy: Implementing Strategy is defined in this document as a coordinated effort, action, or set of measures established and proposed to carry out Policies and work towards attainment of Community Plan Goals.

4.4.2 LAND USE

Goal 1: To limit and control the distribution, location and type of growth within the Twin Oaks Valley Community in order to enhance the community's rural and agricultural character and identify and preserve the visual qualities of the valley.

Policies A:

1. The Twin Oaks Valley Community shall consist of rural residential developments in conjunction with open space, agricultural activities, destination resort and educational uses.

2. Residential development shall be within the density range shown for that area on the Land Use Map unless specifically authorized by the City Council. If the City Council approves a density increase for a specific project, the overall density of the area cannot exceed that shown on the land use map.

3. No industrial development shall be permitted within the Twin Oaks Valley Community.

Implementing Strategies:

1. A Specific Plan of development shall be developed for the lower Twin Oaks Valley between La Cienaga Road and the Richmar Neighborhood boundary and between Twin Oaks Valley Road and Mulberry Drive, excluding existing development but including the San Marcos Creek Floodplain.

2. The Twin Oaks Valley Specific Plan Area shall provide a distinct, identifiable open space corridor through the entire valley along San Marcos Creek with permitted uses being limited to a destination resort and/or residential development limited to the area between Rose Ranch Road and La Cienega Road.

3. The focal point of the SPA shall be a permanment open space element along San Marcos Creek. Uses consistent with the Open Space Element shall be:

   a. Equestrian centers.
   b. Pedestrian/equestrain trails and bicycle paths.
   c. Passive and active parks.
   d. Private and/or public recreational facilities such as golf courses, tennis courts, playgrounds.

4. Agricultural uses considered consistent with the Twin Oaks Valley including the SPA area shall be as listed below. Said uses shall be reviewed through an administrative process based upon current City setback requirements per the requirements of the A-1 Zone for such uses as well as all health related standards established by the County Health Department.

   a. Orchards
   b. Irrigated Pastures
   c. Production Cropland
   d. Greenhouses
   e. Agricultural crops and worm farms
   f. Fruit trees, nut trees, vines and nurseries for producing trees, vines and other horticultural stock.
   g. Flower and vegetable gardening
   h. Poultry, rabbits, chinchillas, hamsters, and other small animals.
   i. Horses as private stables
   j. Bovine animals, sheep, goats and swine
   k. Racing or Homing pigeons.

5. Existing and new developments with the Twin Oaks Valley Community shall be buffered by:

   a. Open Space
   b. Open Space Corridors
   c. Landscape Buffer Zones, etc.

Goal 2: To achieve balance and compatibility between land uses to assure the maximum social and economic benefit to the Twin Oaks Valley Community and its residents.

Policies A:

1. To allow destination resort development in specified areas of the Twin Oaks Valley Community in keeping with the rural character of the area to assist in the financing of public improvements, and to meet recreational needs and preserve permanent open space.

2. All proposed development must comply with the Land use Map.

Implementing Strategies:

1. The destination resort shall be buffered from adjacent residential development by means of landscaped setbacks, screening and/or overall site design as identified in the design element for the plan.

2. Loading docks, mechanical units, trash collection and storage areas shall be completely concealed from view through site placement and the use of screening materials, and/or architectural features.

3. The City shall exercise design control over destination resort such as site layout, building facades, signage, and landscaping, as identified in the development standards of this plan.

4. Uniform rural architectural themes shall be utilized.

5. Access to destination resorts shall not be off Twin Oaks Valley Road. Access points shall not be taken through existing Twin Oaks Valley Community residential areas.

6. Trees, shrubs, ground cover and/or landscape berms shall be distributed throughout the destination resort, especially along street frontages, to break up the visual impact of parking lots and other landscape areas.

7. Educational developments, existing and future, shall be buffered from adjacent development by means of landscaped setbacks, and/or berms, solid fencing, and/or overall site design.

Goal 3: To provide within the Twin Oaks Valley Community a balance and variety of housing types and styles consistent with the rural character in accordance with the goals and policies of the City's housing element.

Policies A:

1. Accommodate a diversity of residential product types, providing residential areas appropriate to a variety of lifestyles, and income levels, while enhancing the physical environment.

2. Residential development shall be limited to equestrian/agricultural estates, ranches, hillside estates, and detached single-family residences.

3. Residential areas shall be located to provide convenient access to public transportation, schools, recreational facilities, and open space features excluding resource habitats.

4. Individual housing proposals should utilize specific plan, zoning, planned residential development, and other regulations that assure design flexibility.

5. Development within the Twin Oaks Valley Community shall be phased to ensure that adequate public facilities and services are available.

6. Residential development within the Specific Plan Area shall be limited to detached single family residences.

Implementing Strategies:

1. Housing in the Specific Plan Area shall be designed to be buffered from the San Marcos Creek.

2. All residential development shall be carefully sited to preserve topography, trees, and other natural features.

3. Housing proposals shall use specific plan, zoning, planned residential development, and other regulations that assure design flexibility.

4. New development shall provide adequate buffers between adjacent potentially incompatible land uses.

Goal 4: To encourage quality architectural design and construction of residential units throughout the Twin Oaks Valley Community.

Policies A:

1. The City shall promote and maintain a high degree of residential design and flexibility which allows for creative planning, architecture and landscape design within common areas, parklands, along roadways, public areas, and private developments.

2. Metal buildings shall be considered not consistent with the rural atmosphere of the community.

Implementing Strategies:

1. A community Design Manual shall be prepared with the following features as they relate to residential development:

   a. The City shall develop and provide guidelines for grading techniques, subdivision design, and landscaping plans which visually integrate the entire community while maximizing other objectives such as provision of buffer areas and promotion of public safety.

   b. The City shall develop and provide guidelines for aesthetically pleasing street design in which signing, street furniture, landscaping, and street lighting are consistent and promote the overall community concept.

c. Developments shall incorporate design standards, workmanship, and materials which are directed toward conservation of energy and water.

d. Structures on sloping sites shall be situated so as not to impact the natural silhouette of ridgelines, natural landscape and open space.

e. Development shall preserve the natural grade of the land in street and site design to the maximum extent feasible.

Policies B:

1. To maintain a visually controlled community within a comprehensive setting.

2. A design review process should be on all development projects.

3. Development within Twin Oaks Valley shall promote the utilization of harmonious design in order to create a rural atmosphere.

4. Design aspects of hillside preservation shall be established and enforced in review of development as part of the City's Hillside Development Guidelines.

5. Development should utilize building masses, architectural identity and color to create a sense of unity within variety.

Implementing Strategies:

1. The slope density and grading ordinances shall be strictly observed.

2. The Grading Ordinance shall be revised to be more sensitive to development on natural landforms.

4.4.3 CIRCULATION

Goal 1: To provide a balanced transportation system as a coordinated unit of the City's Circulation Element serving the Community.

Policies A:

1. The City will strive to ensure that an adequate roadway network is designed to serve the needs of the Twin Oaks Valley Community while retaining the rural nature of the area.

2. Deer Springs shall be designated as a Rural Arterial road from Interstate 15 to the westerly boundaries of the Community.

3. Sycamore Road, Mulberry Drive, and La Cienega Road shall be designated as local rural roads.

4. Upper Twin Oaks Valley Road and Rose Ranch Road shall be developed as a rural collector.

5. Retain a rural landscape theme as part of the Road Alignment Specific Plan.

6. Twin Oaks Valley Road/Deer Springs Road shall be designated as a scenic corridor.

7. Buena Creek Road shall be designated as a secondary arterial with a rural theme.

8. Cooperate to the fullest extent possible with State, County, and Local Public Works Agencies responsible for planning and implementing roadway improvements.

Implementing Strategies:

1. Establish a road alignment specific plan for Twin Oaks Valley roadway as a rural arterial, and Deer Springs Road.

2. Establish rural landscaping theme for the rural arterial incorporating eucalyptus, oaks, sumac and other species that emphasize the rural character.

3. Develop scenic highway corridor development guidelines.

4. Twin Oaks Valley Road shall be designated as a Rural Arterial per the standards of the Circulation Element with a 154 foot Right-of-Way (see Exhibit 4). Twin Oaks Valley Road will be maintained as a two lane road with wider intersections until the ADT reaches 12,500.

4.4.4 ENVIRONMENTAL

Goal 1: To preserve the Twin Oaks Valley Community's natural resources and rural environment.

Policies A:

1. The City will protect and enhance the natural resources found within the Twin Oaks Valley Community.

2. Sensitive biological habitats shall be identified and preserved by setting aside appropriate acreage for conservation.

3. Conservation and preservation programs, including biological reserves for identified sensitive habitats shall govern and guide property development.

4. Open spaces shall coincide with areas exhibiting the highest degree of environmental sensitivity.

5. The City should develop and implement preservation programs dealing with the riparian area located within the plan area.

6. New development shall preserve and set aside identified, native Southern California grassland habitat locations as a biological reserve.

7. Retain San Marcos Creek and watershed areas as parks and permanent open space.

8. Encourage development of lakes/ponds as part of the San Marcos Creek/Open Space corridor in conjunction with development.

Implementing Strategies:

1. Development within a sensitive natural resource area shall establish a restoration and/or enhancement program for those habitat impacted whether off-site or on-site.

2. Require a detailed biological/archaeological survey and other studies deemed appropriate to identify existence of resource habitat areas in conjunction with development.

3. Establish a Merriam Mountain/Owens Peak Resource Conservation Area maintenance program.

4. Establish a specific plan of development for natural channelization of San Marcos Creek within an environmental channel.

5. Establish a mature tree preservation ordinance.

6. The City of San Marcos shall adopt a formal set of guidelines to ensure that cultural resources are identified and mitigation guaranteed prior to approval of development projects. The guidelines shall establish specific criteria for determining the competence of individuals preparing cultural surveys and for deciding the value of cultural resources.

7. Explore other methods of preserving open space including fee purchase, conservation and scenic easements, transfer of development rights, open space zoning categories, etc.

4.4.5 PUBLIC SERVICES AND UTILITIES

Goal 1: To ensure that needed public facilities are provided and balanced with the rural character of the community.

Policies A:

1. The City will secure construction of public facilities prior to or concurrent with need and development.

2. Water and sewer facilities are designed and sized to accommodate agricultural, low density estate and other residential land uses as well as specialized land uses such as destination resort complexes.

Implementing Strategies:

1. Develop and implement, in cooperation with the appropriate public service agencies a master public facilities plan.

2. The City shall implement plans to increase the use of recycled water.

3. The adopted Urban Water Management Plan, shall be implemented accordingly to insure future water service needs for the City of San Marcos.

4. Initiate study to evaluate water management practices which include: wastewater reclamation, exchanges or transfer of water on a short-term or long-term basis; management of water pressures and peak demands; incentives to alter water use practices, including fixtures and applicant retrofit programs; public information and educational programs to promote wise use and eliminate waste; and changes in pricing, rate structures, and regulations.

5. Establish Landscape Ordinance to deal with use of drought tolerant plant materials and methods to maximize water retention.

Policies B:

1. To ensure that school facilities are available to serve the needs of the Twin Oaks Valley Community as an integral part of the school district.

Implementing Strategies:

1. Designate two 10-acre school sites. One site should be located at the southerly end of the valley in proximity to Rose Ranch Road and Twin Oaks Valley Road and one site in proximity of Buena Creek Road and Twin Oaks Valley Road.

2. The San Marcos Unified School District shall establish a financing mechanism for the construction/expansion of future school sites in coordination with the City of San Marcos Public Facilities plan.

3. Long-range planning should be coordinated with the School Districts Long-Range Comprehensive Master Plan.

4. Prior to approval of any future final tract maps or issuance of any permits, written certification from all affected school districts shall be submitted which states that adequate school facilities are or will be capable of accommodating students generated by future projects.

Policies C:

1. Adequate fire and police services and facilities commensurate with or in anticipation of development shall be provided by the appropriate agency(ies).

2. The site of the future fire station should be located at the southwest corner of Twin Oaks Valley Road and Olive.

3. Storage facilities for emergency water supplies should be constructed in accordance with a public facilities plan for the Twin Oaks Valley Community.

Implementing Strategies:

1. Develop a fuel modification plan to allow for a graduated transition from native vegetation and natural elements on individual sites to man-made elements of the proposed community to retain acceptable level of risk regarding fire prevention and to maintain the natural/rural character of the Twin Oaks Valley.

2. All building structures and other engineering requirements shall conform to the Uniform Building Code, Uniform Fire Code, and City requirements.

3. Adopt fire mitigation measures established by the Fire District encouraging use of tile roofs in fire sensitive areas. The actual color and composition shall be established through the community design manual.

4. Incorporate defensible space concepts as part of architectural design of buildings such as: (1) achieve visibility from building areas to adjacent parking areas and vice versa, (2) create zones of territory through site plan grouping and designation of areas as either public, semi-public, or private, and (3) provide easy access for policing capabilities.

5. Coordinate with the Sheriff's Department to review building design.

6. The City shall encourage citizen participation in the Neighborhood Watch Program.

Goal 2: To establish open space and recreational areas to serve the Twin Oaks Valley Community.

Policies A:

1. The City shall provide a well integrated system of public and private open space, permanent open space, developed parks, and public and private recreational facilities.

2. Provide a spectrum of recreational opportunities in park facilities for various functions, in various sizes, and in either public or private ownership that harmonize with rural character such as equestrian, picnic, daytime sports activities and special events.

3. Require developers of residential land to dedicate land or fees for parks, consistent with the Quimby Act, Subdivision Map Act, San Marcos Subdivision Ordinance and General Plan standards.

4. To establish a financing mechanism and identify other financing sources for the purchase, development and maintenance of parks, channels and open space corridors as part of the Public Facilities plan.

5. A network of equestrian, bicycle and pedestrian trails shall connect open space and parks between Twin Oaks Valley and other communities.

6. San Marcos Creek floodplain shall be an environmental channel as part of the permanent open space element for the community allowing passive or active recreational amenities.

7. Develop community parks with facilities appropriate for citizens of various ages and interests.

Implementing Strategies:

1. Revise the park and recreation element for the City, specifically addressing recreational facilities within the Twin Oaks Valley, to provide equestrian and hiking trails; and establish criteria for accepting proposed park facilities.

4.4.6 VISUAL RESOURCES

Goal 1: Establish a visually attractive, efficiently organized and distinctive character reflective of a rural atmosphere in the Twin Oaks Valley Community.

Policies A:

1. Prevent the disfigurement of ridgelines and hillsides to retain the rural appearance of the area.

2. Utilize architectural features to help reinforce the rural identity of the Twin Oaks Valley Community.

Implementing Strategies:

1. Develop and adopt a design manual for the Twin Oaks Valley Community.

2. A design review process should be established which utilizes City staff and citizens.

3. Establish hillside development guidelines and overlay zones as part of the zoning ordinance.

4. Require viewshed analysis of developments within sensitive visual resource areas.

4.5 DEVELOPMENT STANDARDS/CRITERIA

4.5.1 GENERAL PLAN CATEGORIES

4.5.1.1. Residential

Hillside Residential: This land use designation is limited to single family detached units in hillside areas with lots ranging from 4 to 20 acres, depending on slope. Agricultural uses accessory to single family residential uses are permitted. Such uses include trees, flower and vegetable gardens, and other horticultural stock. Horses and certain combinations of poultry and bovine animals are permitted. Agricultural uses such as groves, cattle, and producing trees (avocados, fruit, and nut trees)

would require an administrative review per the requirements of the A-1 Zone for such uses as well as all health related standards established by the County Health Department.

Rural Residential: Uses are limited to single family residential units on 1 - 8 acre lots depending on slope. Agricultural uses, accessory to residences, are permitted. These agricultural uses include flower and vegetable gardens, fruit and nut trees, horticultural stocks, horses, and combinations of poultry and bovine animals. Due to the proximity to single family residential areas and subdivision, greenhouses, wholesale nurseries, aviaries, dairies, public stables, and similar uses are permitted with an administrative review per the requirements of the A-1 Zone for such uses as well as all health related standards established by the County Health Department.

Estate Residential: Permitted uses include single family detached units on 0.50 - 1.0 acre lots and limited agricultural uses. Lot size is determined by slope. Allowable agricultural uses include flower and vegetable gardens, fruit trees, horticultural stock. Horses and racing/homing pigeons are permitted. No intensive commercial agricultural uses are permitted.

Agricultural Residential: This designation specifies a combination of residential and agricultural activities as the primary uses. Single family detached residences are allowed on 1 - 8 acre lots, depending on slope. Agricultural activities that would be allowed in strict comformance with the General Development Criteria include: greenhouses, wholesale nurseries, and agricultural crops. Raising poultry, cattle, birds, small animals, horses, and bovine animals is permitted.

Intensive Agricultural Residential: This designation specifies agricultural activities as the primary use. Single family detached residences are allowed on 2 - 8 acre lots, depending on slope. Agricultural activities would include greenhouses, wholesale nurseries, and agricultural crops. Raising poultry, cattle, birds, small animals, horses, and bovine animals is permitted.

Agricultural Preserve: The Agricultural Preserve designation pertains to areas restricted to agricultural activities under the Williamson Act. Single family detached units are permitted. Units are limited to eight acre lots.

General Development Criteria:

1. Roadways should follow the natural terrain, particularly in hillside areas.

2. In the case in which development would take place within an environmentally sensitive area, the developer shall be responsible for restoring the sensitive area and for restoring the sensitive habitats being displaced. Said restoration may be provided at an off-site location determined by the City.

3. Site planning for individual residential parcels shall provide for connections to the planning open space system.

4. New development shall provide adequate buffers between adjacent land uses. New development shall provide for the development and maintenance of private and public parks either through dedication, acquisition and maintenance districts or a combination of the above.

5. Subdivision development and design shall provide for and promote adequate off-street parking for automobiles, boats, trailers, and recreational vehicles.

6. All development should be restricted from primary and secondary ridgelines, if possible.

7. Review the placement of structures on each site with respect to prevalent environmental conditions: sun, wind, terrain, views, existing drainage, existing trees and vegetation.

8. Relate the siting of all structures to the natural terrain and minimize grading operations.

9. The placement of a structure on a sloping site to maintain a rural setting shall be situated so as not to impact the natural silhouette of ridgelines, natural landscape and open space.

10. The unauthorized stripping of natural vegetation and removal of mature trees in conjunction with development or agricultural activities shall be prohibited.

11. Development should respect the natural grade of the land.

12. Streets within hillside areas shall be designed to follow the natural topography of such areas to create undulating slope banks, preserving visual relief, and to minimize the number and size of cut/fill slopes.

13. Plant materials of varying types, forms, and density shall be used to obscure and preserve graded slope banks.

14. Landscaping along scenic highway corridors shall be allowed for select vistas of the surrounding ridgelines.

15. Agricultural operations shall be prohibited from outdoor storage on-site excluding hay bales.

16. Agricultural operations shall provide adequate drainage within engineered structures.

17. Agricultural buildings shall be screened from view by landscaping (85% in three years). If building is still visible, architectural treatments shall be provided to mitigate visual impacts.

4.5.1.2 Specific Plan Area

The primary emphasis of the SPA is to provide channelization of San Marcos Creek in a naturalized manner within a permanent open space corridor.

Uses within the SPA shall be limited to agricultural, residential, destination resort, open space (including golf course), and a school. The development standards for each of these uses are specified below:

RESIDENTIAL:

1. Minimum lot size south of La Cienega Road shall be 5,000 square feet along the golf course and open space areas, 6,000 square feet within interior residential areas. The overall average lot size shall have a minimum of 7,500 square feet.

2. Shall incorporate equestrian trails, pedestrian and biking paths.

3. Customlike architectural design and lot siting shall be incorporated in the residential areas.

4. A 250-300' wide environmental channel shall be provided along the San Marcos Creek floodplain, from Deer Springs Road to La Cienega Road and provide an environmental channel and riparian habitat within the Twin Oaks Valley Ranch Specific Plan golf course.

5. Landscape buffer areas between development and roadways.

6. Residential units on the hill south of La Cienaga Avenue shall use a combination of custom grading and split level pads.

7. Access to Development with the SPA shall not be taken off Twin Oaks Valley Road.

8. The developer of the Twin Oaks Valley Ranch Specific Plan shall provide a school site in accordance with the San Marcos Unified School District requirements.

9. Development above the 700' contour line shall be limited t east-facing slopes. (See Exhibit 5)

10. The top of the hill and north-facing slope shall be preserved as open space.

11. No mass grading of the hill shall be allowed. Any development shall show custom terracing and pad location.

12. Landscape screening shall be provided between Twin Oaks Valley Road and future development to the east.

13. Open space shall be maintained in a naturalized state.

14. Open space area may include: water features, park areas, jogging/bicycle/equestrian trails, golf course and equestrian centers.

15. Architectural elements and design shall be incorporated consistent with the community's rural theme.

16. Solid fencing over three feet high shall be discouraged. Fencing within the community shall encourage split rail, picket fence, and other similar techniques to retain the rural character per the design manual for the community.

DESTINATION RESORT:

1. Destination Resort development shall be designed with a rural/early California/Ranch style architectural theme.

2. Buildings shall be limited to two stories. Split level design using the natural topography is encouraged.

3. The destination resort shall be limited to a maximum of 40 acres.

4. Access to Development with the SPA shall not be taken off Twin Oaks Valley Road.

5. The top of the hill and north-facing slope shall be preserved as open space.

6. No mass grading of the hill shall be allowed. Any development shall show custom terracing and pad location.

7. A 250-300' wide environmental channel shall be provided along the San Marcos Creek floodplain, from Deer Springs Road to the realigned portion of Rose Ranch Road.

8. Equestrian trails, pedestrian, and biking paths shall be incorporated.

9. Landscape screening shall be provided between Twin Oaks Valley Road and future development to the east.

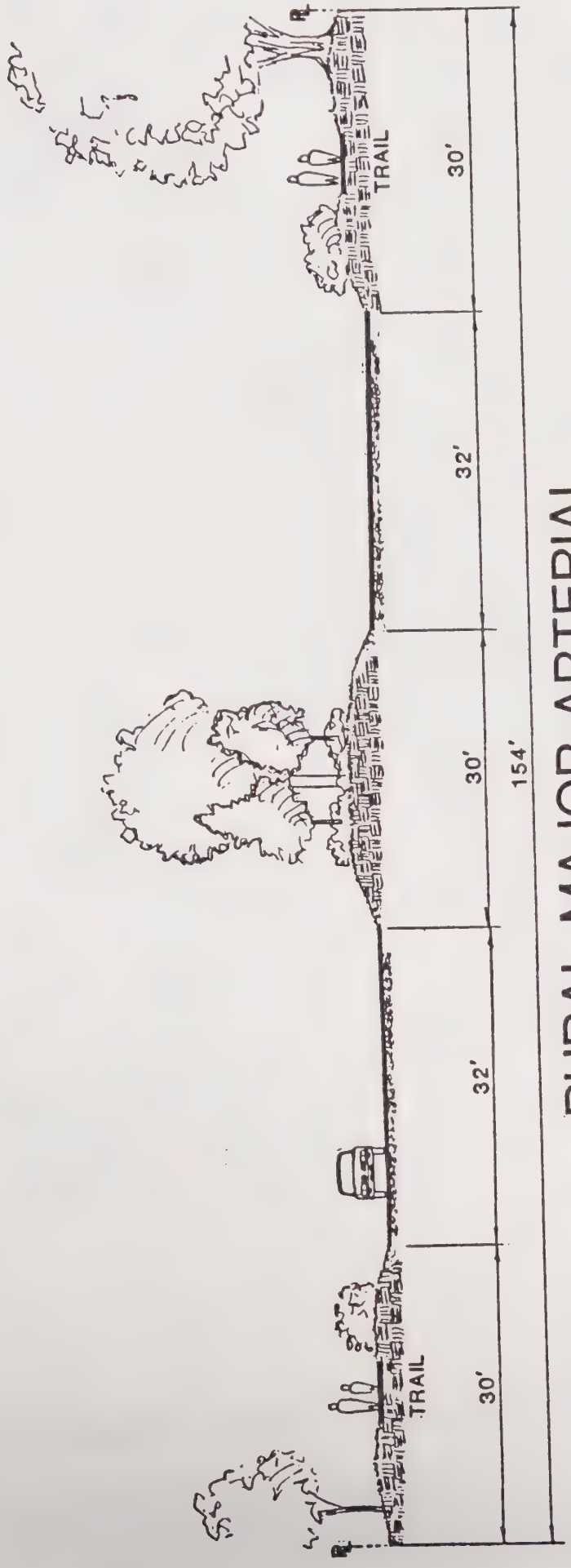
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TABLE 3

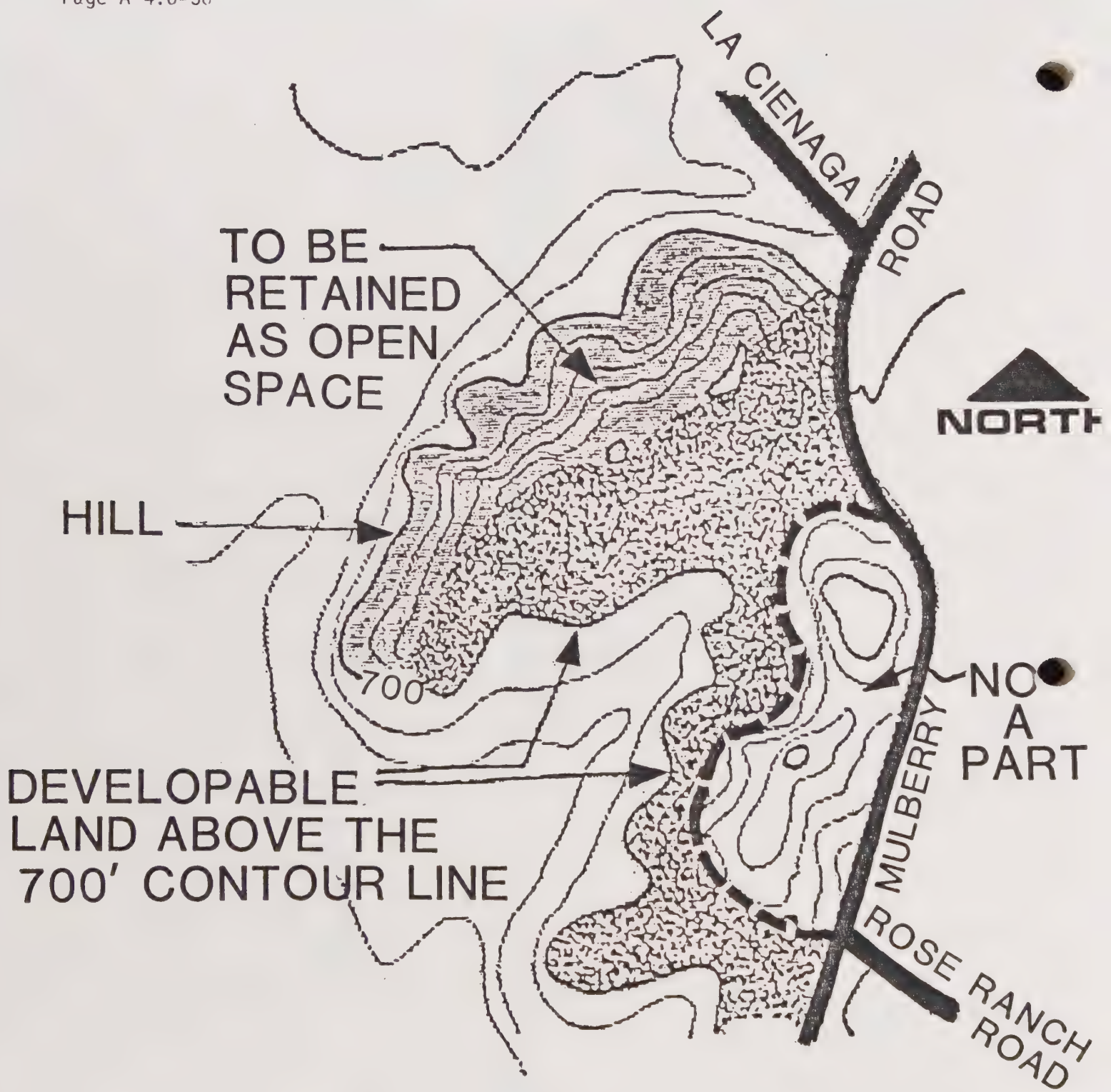
TWIN OAKS VALLEY COMMUNITY

LAND USE	DENSITY/INTENSITY	PERMITTED USES
A. Residential		
- Hillside Residential	0.05-0.25 du/ac	Single family residential Assessory agriculture
- Agricultural Preserve	0.125 du/ac	Single family residential Agriculture
- Intensive Agricultural Residential	0.125-0.50 du/ac	Single family residential Agriculture
-Agricultural Resid.	0.125-1.0 du/ac	Single family residential Agriculture
- Rural Residential	0.125-1.0 du/ac	Single family residential Assessory agriculture
- Estate Residential	1.0-2.0 du/ac	Single family residential Limited agriculture
B. Specific Plan Area		
- Residential S/o La Cienega	1-2	Single family detached
- Destination Resort	1 unit to 40 ac.	
- Open Space		250-300' environmental flood channel, golf course, equestrian/bike naturalized area, water features



RURAL MAJOR ARTERIAL

Exhibit 4



S.P.A. HILLSIDE TREATMENT

Exhibit 5

COLLEGE AREA COMMUNITY

5.0 COLLEGE AREA COMMUNITY PLAN

I. INTRODUCTION

A. PURPOSE

The College Area Community Plan ("Plan") is required by the City of San Marcos to assure the orderly, sensitive development of lands in the vicinity of College Area Community north of Mission Road. Preparation of the Plan was officially made possible through City Council direction to update the City's General Plan to include systematic review of individual neighborhoods in the City. The College Area Community Plan represents the third in a series of interrelated community plans that will ultimately result in a complete and comprehensive revision to the Land Use Element of the General Plan.

The College area Community Plan was prepared by the City of San Marcos Planning Department in conjunction with a Citizen's Ad-Hoc Committee appointed by the City Council.. The City of San Marcos planning staff provided technical assistance, when necessary, and coordinated a series of public workshops during which citizen comments and suggestions regarding the plan were solicited. Additionally, the planning staff reviewed all materials prepared for consistency and compliance with established City policies and documents.

The resulting College Area Community Plan, when adopted by the San Marcos City Council, will revise the college area portion of the City's Land Use Element of the General Plan adopted by the City in 1973. The revised and updated community plan will serve as a vehicle for refinement and delineation of proposed land use policies for the College Area.

This plan, while a refinement of the existing General Plan, does not consider land use on a parcel-by-parcel basis. Therefore, a reasonable interpretation of its objectives and proposals can be expected during implementation of the Plan.

B. LOCATION AND PLANNING BOUNDARIES

The College Area Community occupies approximately, 1,500 acres and is located within the northwest portion of the City of San Marcos adjacent to Palomar Community College. The property is bordered by Mission Road on the south and by a line running due north from the eastern boundary of San Marcos Junior High School to Buena Creek Road, then west along Buena Creek Road for a distance of approximately 1,100 feet and then south along a line generally parallel and west of the County Water Authority (CWA) aqueduct back to Mission Road. Portions of the extreme western and northern sections of the planning area are located within unincorporated sections of San Diego County but are within the City of San Marcos sphere of influence as defined by the Local Agency Formation Commission (LAFCO). The general location of the community planning area is shown on the vicinity map, Figure 1 . The following planning area map (Figure 2) illustrates the 1,500+/- acre property and defines portions lying within the City of San Marcos and unincorporated county territory. As can be determined by the planning area map, the Twin Oaks Valley Community lies east of the College Area Community with a significant line of foothills separating the two areas. The city's industrial area lies to the south separated from the College Area Community by Mission Road, and the railroad tracks. The County of San Diego's North County Metropolitan Subregional Planning Area borders the plan area on the west and north.

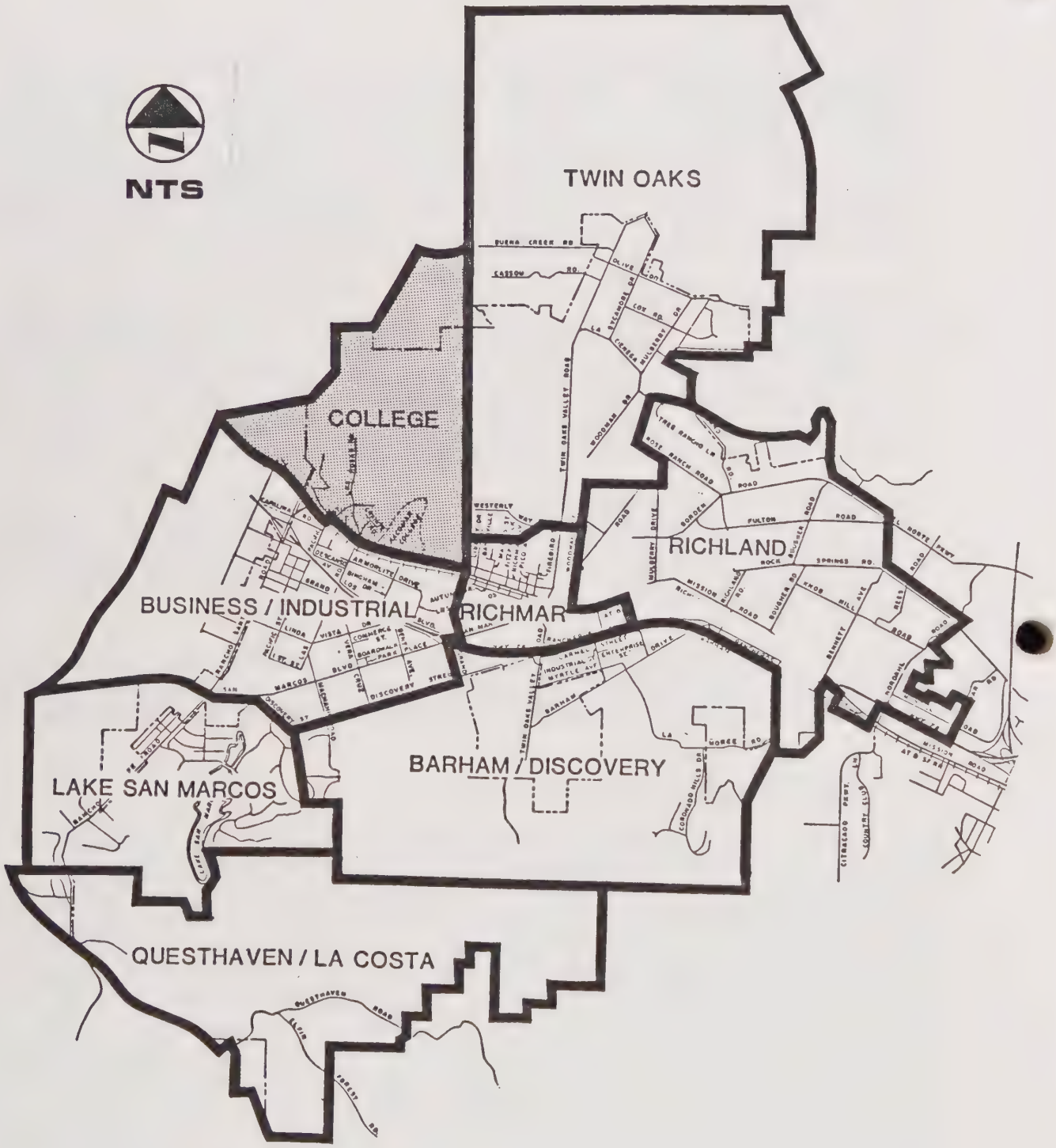


FIGURE 2

LOCATIONAL MAP

II. SCOPE AND PURPOSE OF THE PLAN

The purpose of the College Area Community Plan is to provide guidelines for future public and private development within the College Area Community through the year 2000. The Plan includes a series of goals and objectives established for the community which are consistent with city-wide policies. To implement these goals and objectives, a number of development proposals and implementation tools are set forth in the Plan. In addition, the timing and phasing of development and community facilities is outlined in the implementation section of the Plan .

The Plan should not be considered a static document. Instead, it is intended to provide guidance for the orderly growth of the College Area Community. The Plan must be continually monitored and amended when necessary, to remain responsive to community and city needs and to consider, as appropriate, changes in environmental, social, economic or market conditions.

A. PLANNING PROCESS

The steps in preparing the College Area Community Plan include the following:

Inventory and base analysis of the area conducted by the Planning Department staff.

Analysis and projection of trends by the Planning Department staff.

Formulation of goals and objectives by a joint process of participation between the Planning Department and Citizen's Ad-Hoc Committee.

Development of plan proposal by the Ad-Hoc Committee and Planning Department staff.

Plan adoption by the Planning Commission and City Council.

Plan implementation by private means with public review and direction.

Plan review and revisions, when necessary, to reflect changes occurring or anticipated in the community.

These steps in the planning process have been identified to provide effective participation and interaction among citizen groups, developers, Planning Department staff, the Planning Commission, City Council, other public and semi-public agencies and institutions.

Adoption of this Plan by the City Council can occur only after the Plan has been discussed at public hearings held by both the Planning Commission and City Council. Section 65860 of the California Governmental Code requires consistency between zoning regulations and adopted plans. This requirement will result in additional public hearings on rezoning requests within the planning area, which may be filed with the subdivision, building or other developmental review process or may also be enacted through other legislative processes.

Preparation of the Plan included consideration of its relationship with other planning programs and development patterns in the surrounding planning areas of the City of San Marcos as well as the County of San Diego. Proposals within the Plan have also been coordinated with the San Marcos General Plan. Any differences that occur between this Plan, other plans and programs, whether at the time of adoption or in future reviews, are expected to be resolved during the course of public hearings and plan implementation.

Finally, the translation of this Plan into actual development should be undertaken in complete conformance with all appropriate City ordinances and policies. This will ensure the provision of necessary public facilities as succeeding phases of development occur in the College Area Community.

For those portions of the planning area currently lying within the County of San Diego, annexation to the City of San Marcos would be required prior to implementation of this Plan. The land use designations recommended herein should provide the basis for the City's prezoning required for LAFCO approval on annexation proposals.

B. LEGISLATIVE FRAMEWORK

The planning process must consider a number of laws enacted by federal, state, and local actions. Some of the more significant legislation is discussed below.

Of primary significance is Section 65450 of the California Governmental Code which gives authority for and scope of specific plans such as the College Area Community Plan. The California Governmental Code allows cities to prepare and adopt specific plans based on the General Plan. The Code further elaborates on the methodology of adoption and gives freedom to cities to incorporate all detailed regulations, conditions, programs, and proposed legislation which is deemed necessary or convenient for the systematic implementation of each element of the General Plan. The College Area Community Plan has been prepared under the guidelines given to local agencies by the State of California. The Plan includes all those items which currently seem necessary for the logical and systematic implementation of the Plan throughout future years.

Other sections of the State Planning and Zoning Act must also be considered, such as requirements governing the nature and content of elements which must be included in general plans. Over the years, the required content of planning documents has also been revised to reflect environmental considerations raised by the California Environmental Act of 1970 (CEQA).

CEQA was enacted in response to the federal government's National Environmental Policy Act of 1969 and a growing public concern for environmental regulation. In a 1972 landmark case, Friends of Mammoth et al vs. Board of Supervisors Mono County et al, the California Supreme Court ruled that environmental impact reports (EIR's) must be prepared for both public and private projects having a significant effect on the environment; this includes all community plans. Separate environmental review is also required for all significant projects, including those implementing this Plan.

The city-wide zoning and subdivision ordinances serve to regulate the use of land. These are amended from time to time to resolve identified problems, promote consideration of the environment, and encourage imaginative approaches to development design.

In addition to legislation, the City Council utilizes a set of official policies as a guideline in the decision making process. Many of the policies relate directly to planning issues and would be used in implementing Plan recommendations.

Also, other reports have been prepared by local agencies which are regularly used in the evaluation of projects. The San Diego County Air Pollution Control District (APCD), in cooperation with the San Diego Association of Governments (SANDAG, formerly CPO), and others, has produced strategies for an air quality management plan in a publication entitled Regional Air Quality Strategies for the San Diego Air Basin (RAQS). These strategies reinforce the SANDAG Comprehensive Regional Plan by encouraging master planning for communities.

C. PLAN FLEXIBILITY AND CONFORMANCE WITH SAN MARCOS GENERAL PLAN

The existing land use element of the San Marcos General Plan does not place land use designations on specific properties within the plan area, but various goals and policies pertaining to development within the College Area Community have been established.

The existing goals and policies of the adopted 1973 Plan were not used as a framework for this revised plan. An appropriate mix of these various types of land uses within the community plan area is not discussed in the existing 1973 Land Use Element. Although heavy industrial development is specifically excluded from the list of acceptable land uses, research and development uses were permitted. The 1973 Land Use Element also contained a list of development policies which were intended to guide development within the College Area Community until a revised community plan is prepared and adopted.

The recently adopted Citywide Land Use Policy Plan was used as a framework for the preparation of this plan revision. This document represents a revision to those 1973 development policies and is consistent with the adopted Citywide Land Use Policies. These Citywide Policies include the following goals:

GOAL: To influence and control the rate and distribution of growth within the city in a manner reflecting the needs and desires of its citizens and rein- forcing the quality and stability of the community.

A. OBJECTIVE:
To direct future urban growth to undeveloped or underutilized lands within, or contiguous to, existing developed areas.

B. OBJECTIVE:
To define and retain the rural character of non-urban lands and limit urban uses within these areas.

C. OBJECTIVE:
To promote coordination between agencies to ensure the adequate and timely provision of public services, facilities and amenities required by future growth within the City.

GOAL: To achieve balance and compatibility between land uses to assure the max- imum social and economic benefit to the City and its citizens.

A. OBJECTIVE:
To encourage a full range of housing types to meet the needs of all ethnic, age and economic segments of the community.

B. OBJECTIVE:
To prevent or reverse the physical decline or deterioration of developments within the City.

C. OBJECTIVE:
To encourage a climate for economic growth and stability which will attract high quality business and industrial development to promote employment opportunities.

D. OBJECTIVE:
To encourage a wide diversity of parks, open space, recreational and civic facilities to meet the needs of all segments of the population.

GOAL: To ensure the maintenance and enhancement of the Community Environment through preservation of the City's unique natural and cultural resources for the future benefit and enjoyment of its citizens.

A. OBJECTIVE:
To protect and enhance natural and cultural resources and promote recreational opportunities.

B. OBJECTIVE:
To promote the conservation of air, water and energy resources.

Other official guidelines affecting development within the plan area include the County of San Diego General Plan's land use designations for the northern and western portions of the property and the City of San Marcos zoning ordinance. The San Diego County General Plan calls for estate development (1 du/2-4 acres) in the northern portion of the plan area and for residential development (7.3 du's/acre) in the western portion of the plan area near Santalina Hills, a proposed mobile home park. The County General Plan also designates limited industrial development for the extreme southwestern portion of the plan area.

As can be readily determined, further definition of land use is necessary within the College Area Community in order to determine appropriate zoning,

environmental mitigation, necessary public service and public facility needs. This College Area Community Plan provides the necessary detailed information on which to base these decisions. The Plan takes the next step in the planning process by incorporating the research and analysis needed to define specific land uses, by providing the reconnaissance needed in order to establish environmental impact, and by providing an economic analysis needed to phase future land use development. Through a phasing program, public facilities and services can be provided commensurate with land development.

This plan is not the final step to development. Individual zoning and subdivision of property must still occur according to the regular legislative process of the City. The subdivision ordinance and development review procedure provides the major vehicle for achievement of public improvements. The Plan therefore must be viewed as a guide upon which to base zoning and subdivision decisions. This Plan contains sufficient flexibility to accommodate future changing conditions of the market and standards of development.

III. PROJECT SETTING AND DEVELOPMENT CONSTRAINTS

A. PROJECTIONS OF COMMUNITY NEEDS

1. Projected Growth Patterns

The population of the City of San Marcos increased by 349 percent between 1970 and 1980 from a 1970 population of 3,900 to a 1980 population of 17,500. In terms of percentage increases, the population gain in San Marcos was, by far, the highest in the region (1980 Census Data, SANDAG, 1981). According to the adopted SANDAG Series V population forecasts, the population of the San Marcos subregional area, which includes areas outside the current boundaries of the City of San Marcos but within the City's sphere of influence, is anticipated to be 25,100 by 1985 and 34,900 by 1995.

It should be noted that SANDAG Series VI population forecasts are presently being complied for adoption by the various cities within the County. Those unadopted forecasts indicate that the City, as described above, is anticipated to have a population of 31,450 (through interpolation) by 1985 and 48,300 by 1995.

In general, population growth in the north San Diego County area, including the City of San Marcos, has exceeded growth in employment opportunities. This trend is expected to continue through 1995 (Master Environmental Assessment, Series V Regional Growth Forecasts, SANDAG, 1980). This low ratio of employment opportunities to population means that residents will continue to make long home/work commutes, primarily by automobile, to areas of the region which contain major concentrations of employment. In the City of San Marcos, the total number of dwelling units, single-family and multi-family, is expected to increase from a projected 10,900 in 1985 to 16,900 in 1995, an approximate thirty-five percent increase. In contrast, total employment within the San

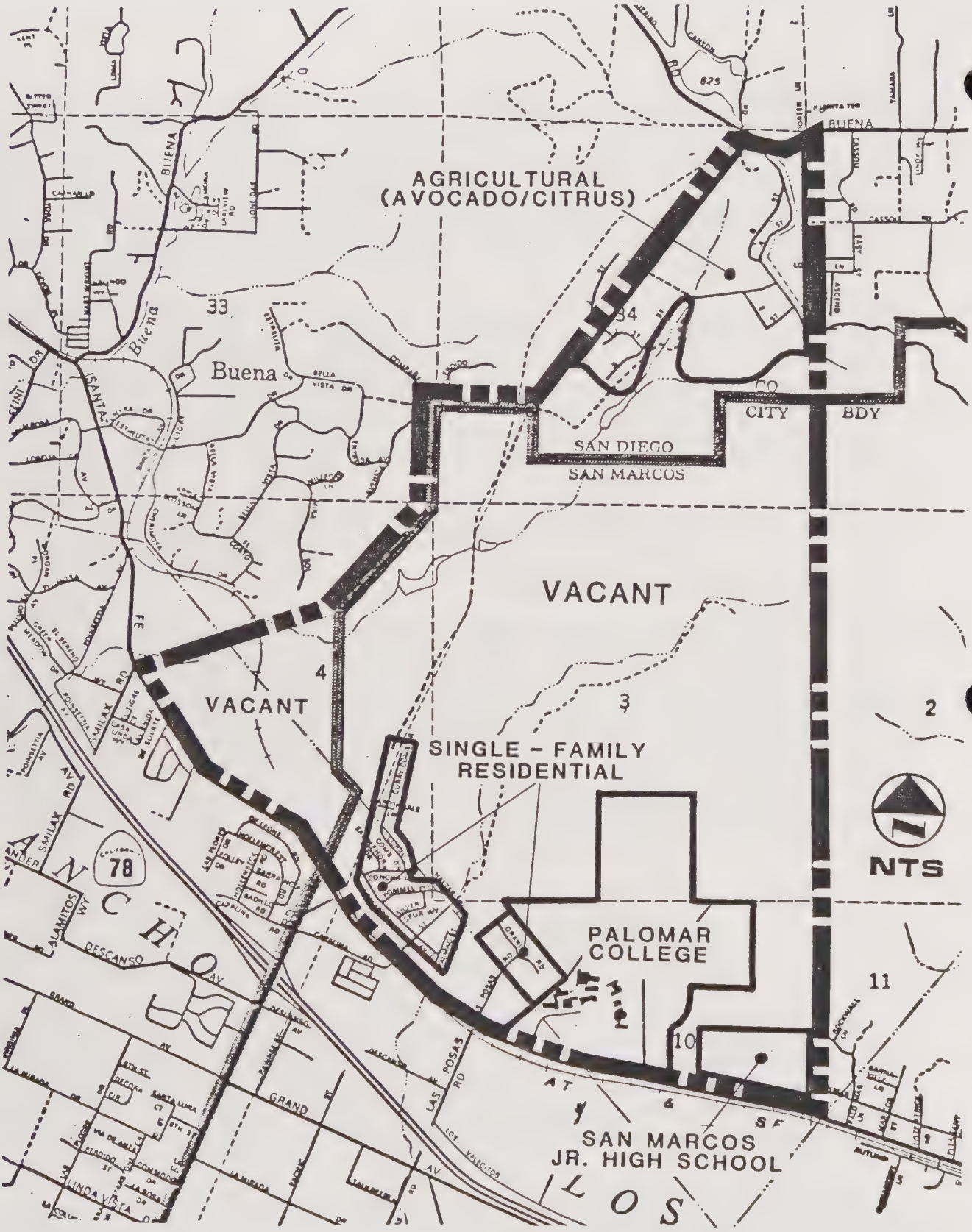


FIGURE 3

EXISTING LAND USE

Marcos subregion is expected to increase from a projected 11,350 jobs in 1985 to 14,500 in 1995, an approximately 30 percent increase. Growth in employment opportunities within the City of San Marcos, as in the remainder of the North County area, is therefore not expected to keep pace with growth in population.

Basic housing characteristics in the City of San Marcos are expected to remain fairly stable between 1980 and 1995. The present ratio of single-family to multi-family dwelling units in the City of San Marcos is 9.1. This ratio is expected to remain the same in 1995. The household size is, however, expeted to decrease from a current 2.7 persons/du to 2.5 persons/du in 1995. Likewise, the gross residential density is expected to decrease in the City of San Marcos from the present 4.6 du's/acre to 2.8 du's/acre in 1995 through land annexations.

2. Land Use and Zoning

The majority of the plan area is presently vacant. The southern portion of the property along Mission Road is, however, presently occupied by several small residential subdivisions, San Marcos Junior High School, a small shopping center, and Palomar Community College. The northern portion of the campus is presently used for a driving range, practice ski area, and various vocational skill classes. It is anticipated that a stadium will eventually be constructed in this area. Approximately 130 to 135 acres in the northern portion of the plan area is devoted to citrus and avocado orchards. The approximate acreages of existing land uses on the property are shown in Table 1; the locations of these uses are shown in Figure 3.

Table 1

Existing Land Uses

Existing Land Use	Approximate Number of Acres
Residential (approximately 180 existing dwelling units)	64-65
Existing Jr. High School	20-22
Agriculture (citrus and avocado)	130-135
Palomar Community College Property	
Developed Area	115-120
Undeveloped Area	70-80
Vacant	1,000-1,100

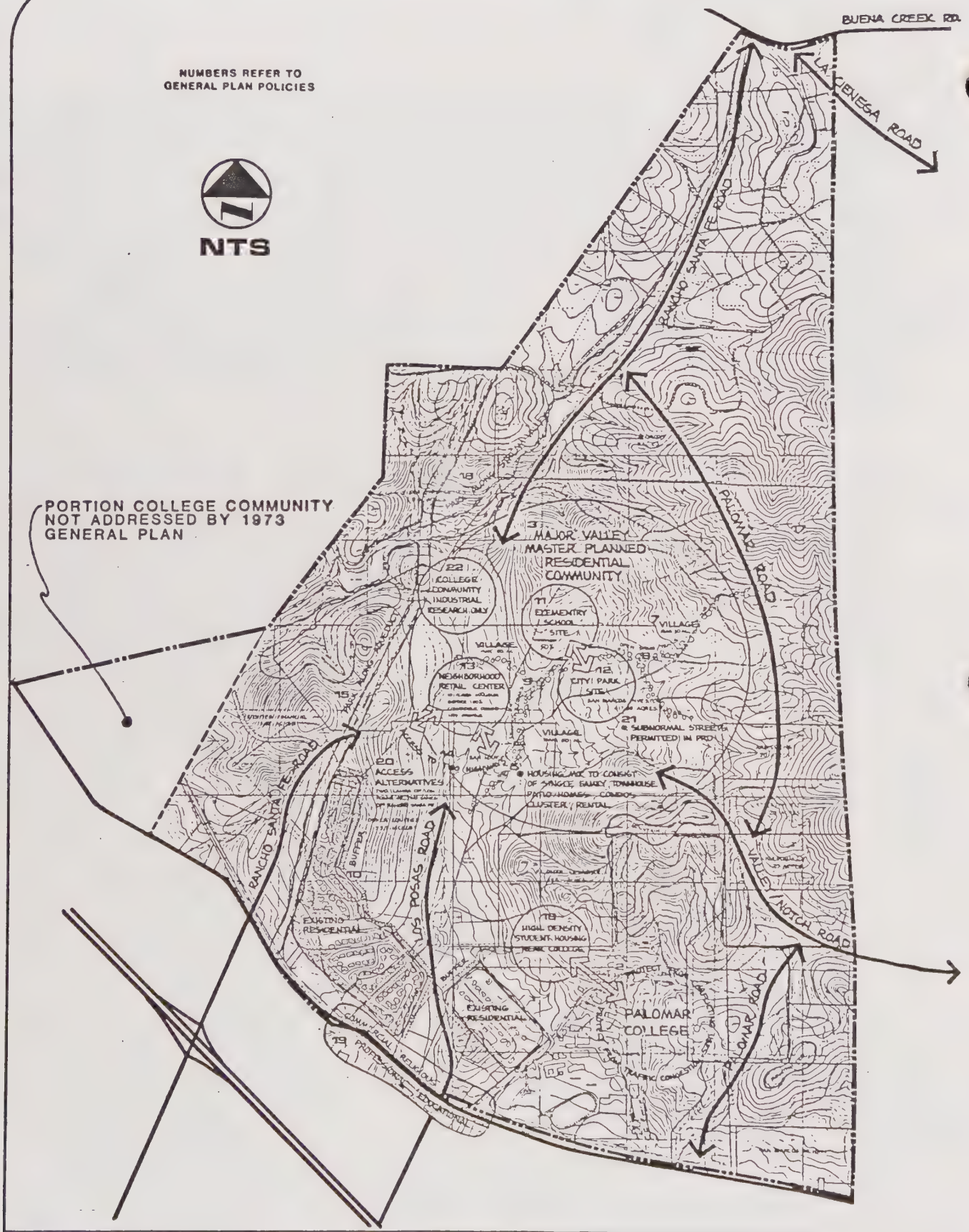


FIGURE 4

EXISTING GENERAL PLAN

Land uses adjacent to the College Area Community include the Pechstein Reservoir and adjacent avocado and citrus orchards to the north and the Twin Oaks Valley neighborhood to the east. Various forms of commercial and light industrial development occur along Mission Road to the south. Scattered residential and agricultural land uses occupy the property west of the plan area.

Land uses within the majority of the plan area are guided by the Land Use Element of the City of San Marcos General Plan and by the City's zoning ordinance. Those portions of the plan area located within the County of San Diego are within the sphere of influence of the City of San Marcos according to sphere boundaries established by the Local Agency Formation Commission (LAFCO). LAFCO has determined that future annexation of these properties to the City of San Marcos is appropriate based upon public service availability and other considerations.

The City of San Marcos zoning ordinance calls for estate development throughout most of the plan area (Figures 4 & 5). The existing zoning for the College Area Community was developed as a holding zone until a final community plan text and map could be adopted. The intent of the existing zoning within the plan area does not implement the existing 1973 General Plan guidelines for the College Area Community.

B. ENVIRONMENTAL CONSIDERATIONS

1. Landform/Geology/Soils

Topographically, the 1,500 +/- acre community plan area is characterized by steeply sloping areas in the northern and eastern portions of the property and by a lower valley area in the central portion of the property. Elevations on the property range from approximately 525 feet above mean sea level (AMSL) in the southwestern corner of the property to approximately 1,150 feet AMSL along the eastern boundary of the plan area (Figure 5). No unique or unusual landforms are located on the property, although the steep slopes, rolling hills, and undeveloped central valley area do provide a visually pleasing sight, particularly from the higher elevations on the property. Figure 6 is a slope analysis of the plan area which graphically depicts the topography of the entire 1,500 +/- acre property.

No major faults have been mapped in the vicinity of the community plan area. The closest major fault to the property is the Rose Canyon fault which is located approximately 13 miles to the southwest. The Rose Canyon fault is considered to be potentially active. The active faults nearest to the plan area are the Elsinore fault and the San Jacinto fault located 16 miles and 45 miles northeast of the property, respectively. The greatest geologic hazard associated with a seismic event in the vicinity of the plan area would be groundshaking. Given the relatively low magnitude of potential earthquakes expected to occur along major fault zones in the vicinity of the College Area Community and the distance of the plan area from potential earthquake epicenters, the risk of significant groundshaking during a seismic event is

considered to be minimal (MV Engineering, 1980). The risk of other seismic-related geologic hazards within the boundaries of the plan area, such as surface rupture, mudflows, and liquefaction, is considered to be very slight.

No landslides have been noted within the plan area, but steep slopes constructed in Tertiary sediments along the railroad right-of-way adjacent to Mission Road have failed in the past. The primary design consideration for slopes cut in the Tertiary sediments would be provision of adequate buttressing.

The majority of the project site is underlain by the Santiago Peak metavolcanics of Jurassic age. Such weathered metavolcanic rock generally excavates as a sandy, gravel material and is generally classed as potentially expansive in nature. Blasting of such weathered rock formations typically generates some oversized rock material. Granitic rocks of the Southern California batholith are exposed at the highest elevations of the property in the northern and eastern portions of the plan area.

The central valley portions of the plan area are generally characterized by alluvial deposits underlain by Tertiary sediments made up of deep clay and silt. These alluvial deposits appear to be the products of weathering of the fractured rocks located on the surrounding hillsides. It is estimated that the thickness of the alluvial deposits in portions of the plan area, particularly within established drainage courses, may be as much as 6 to 8 feet. These alluvial clay and silt deposits are potentially highly expansive.

According to the U.S. Soil Conservation Service's soil survey of the project area, 15 soil types overlay the plan area. The locations of these soil types are shown on the Soils Map (Figure 7). Table 2 describes the classificatons and interpretations of these 15 soil types. The approximate percentages of the plan area overlain by each soil type are also shown in Table 2. All of the soils on the property are moderately to well drained and most exhibit medium runoff potential. Soils in the upper elevations of the property demonstrate moderate to high erosion susceptibility while those at lower elevations are less susceptible to erosion. As is evident by an examination of Figure 7 and Table 2, the central valley portion of the plan area is overlain by numerous clay soils which possess high shrink/swell potential. Approximately 37 percent of the plan area is covered by these types of soils which have resulted from the weathering of metavolcanic rock and deposition of alluvial materials as described above. Such soils would require remedial grading or excavation prior to development.

Implications for Planning

Geologic factors do not appear to be significant constraints to future development of the site. Project-specific review will be required at the time of subdivision to determine any needed remedial treatment of slopes or soils. Landform considerations, however, are very important features of the Plan. Residential density development ideally should be situated in flat areas where

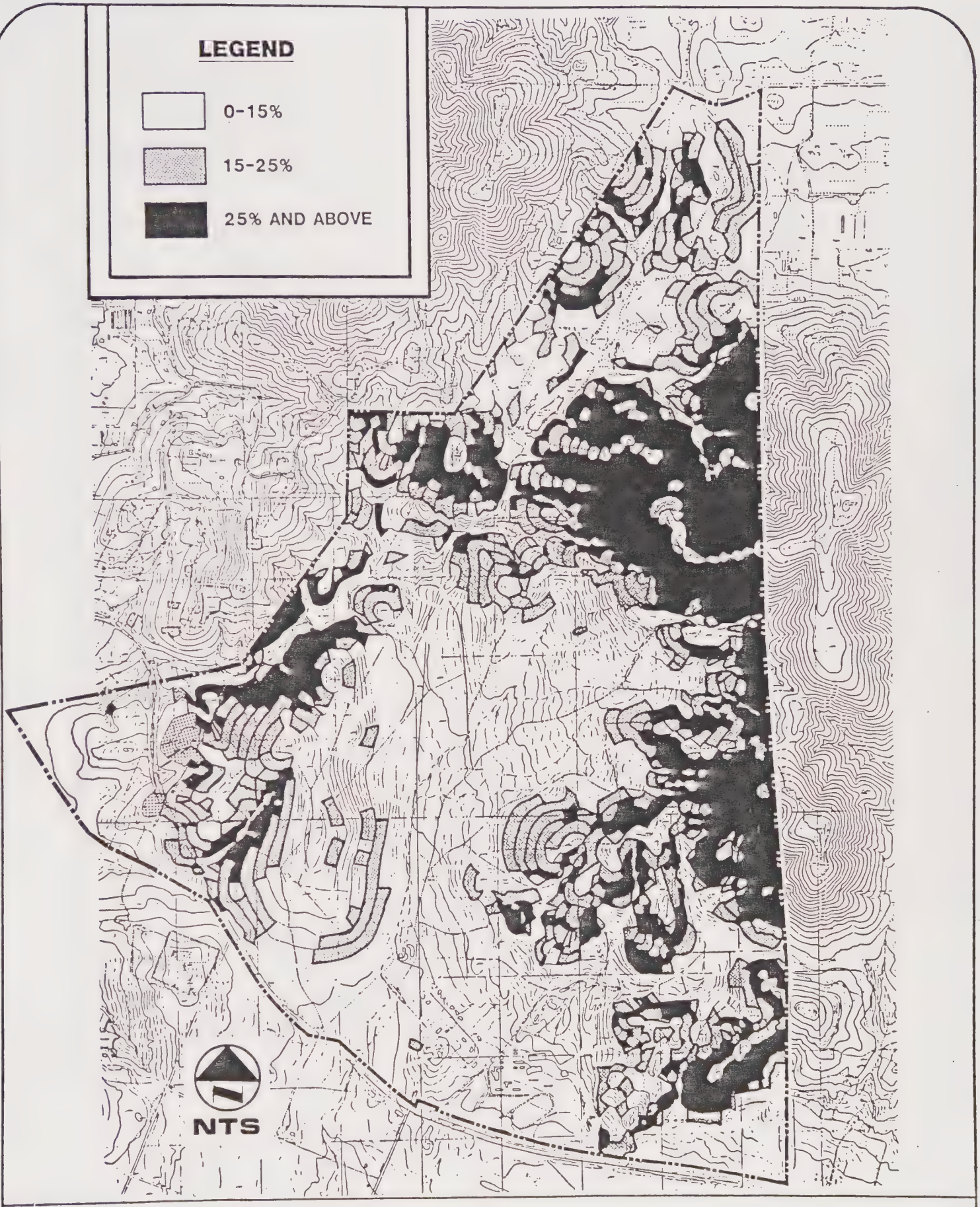


FIGURE 6

SLOPE ANALYSIS

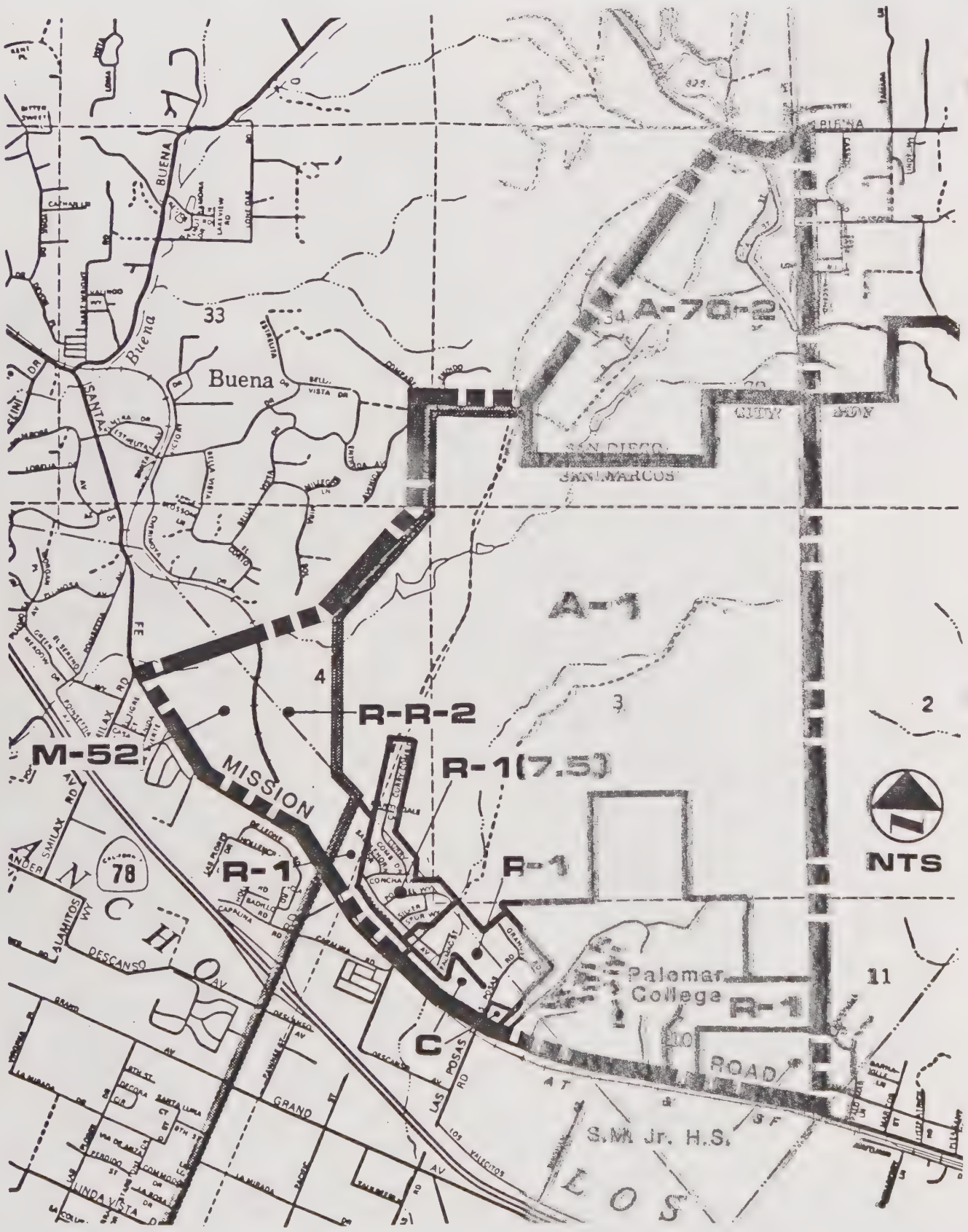


FIGURE 5

EXISTING ZONING

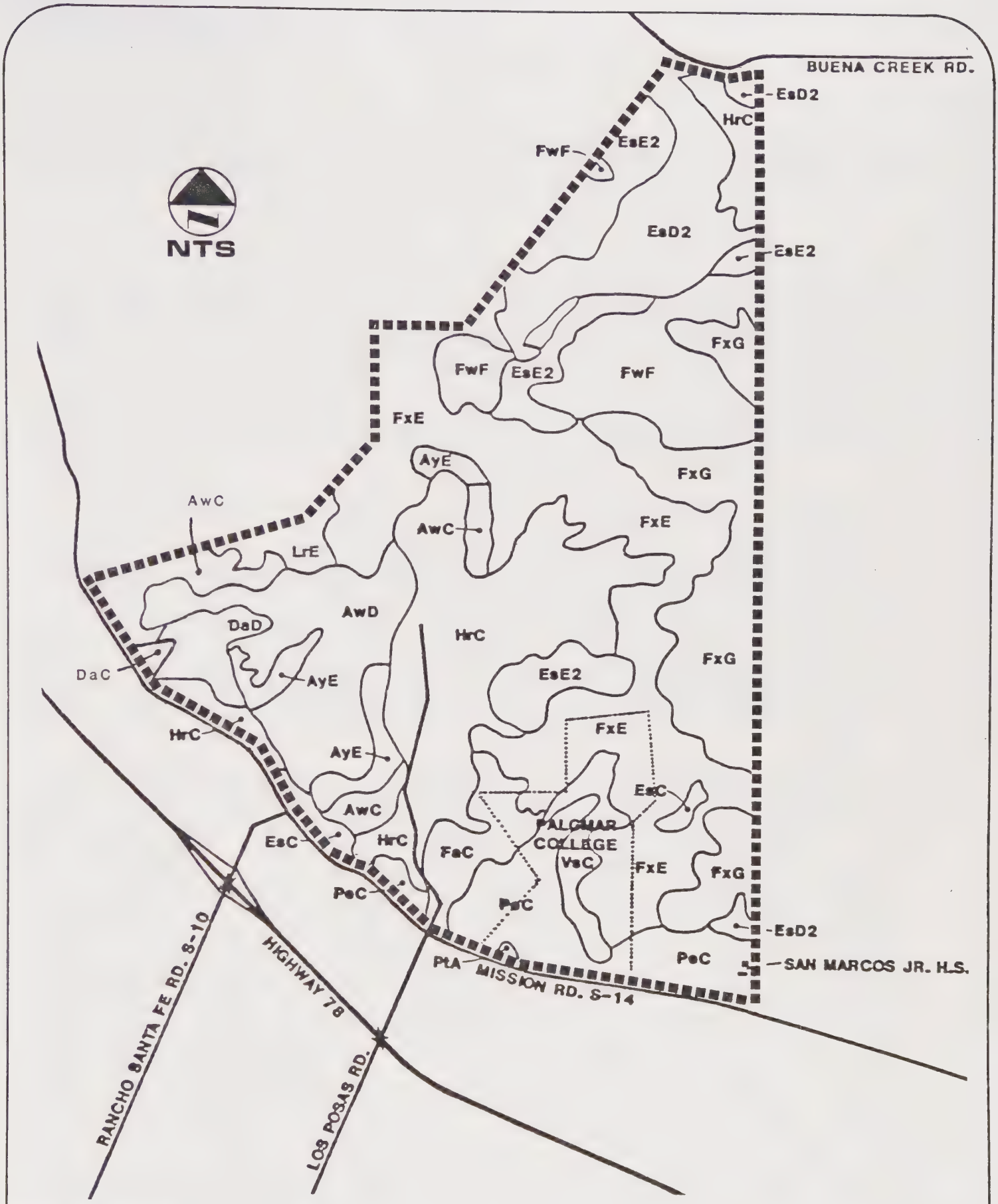


FIGURE 7

SOILS MAP

Figure 7A

SOIL CLASSIFICATIONS AND INTERPRETATIONS

MAP SYMBOL*	SOIL NAME	STORIE INDEX	CAPABILITY RATING	NATURAL DRAINAGE	SUB-SOIL PERMEABILITY	RUNOFF POTENTIAL	EROSION SUSCEPTIBILITY	SHRINK SWELL POTENTIAL
HrC 16%	Huerhuero loam, 2-9% slopes	41	IIIe-3(19)	Moderately Well	Very Slow	Slow to Medium	Slight to Moderate	High
FxE 20%	Friant rocky fine sandy loam, 9-30% slopes	8	VIIs-8(19)	Well to Excessive	Moderate to Rapid	Medium to Rapid	Moderate to High	Low
FwF 8%	Friant fine sandy loam, 30-50% slopes	5	VIIs-8(19)	Well to Excessive	Moderately Rapid	Rapid	High	Low
FxG 14%	Friant rocky fine sandy loam, 30-70% slopes	5	VIIs-8(19)	Well to Excessive	Moderate to Rapid	Rapid to Very Rapid	High to Very High	Low
FaC 2%	Fallbrook sandy loam, 3-9% slopes	57	IIIe-1(19)	Moderately Well to Well	Moderate	Slow to Medium	Slight to Moderate	Moderate
EsD2 12%	Escondido very fine sandy loam, 9-15% slopes, eroded	43	IVe-8(19)	Moderately Well to Well	Moderate	Medium	Moderate	Low
EsE2 4%	Escondido very fine sandy loam, 15-30% slopes, eroded	32	VIe-8(19)	Well	Moderate to Rapid	Medium to Rapid	Moderate to High	Low
EsC 1%	Escondido very fine sandy loam, 3-9% slopes	51	IIIe-8(19)	Moderately Well to Well	Moderate to Moderately Rapid	Slow to Medium	Slight to Moderate	Low
AyE 3%	Auld stony clay, 9-30% slopes	29	VIe-7(19)	Moderately Well to Excessive	Very Slow to Moderately Rapid	Medium to Rapid	Moderate to High	High
[illegible] 2%	Auld clay, 3-9% slopes	[illegible]	IIe-3(19)	Moderately Well to Well	Slow	Medium	Moderate	High
AwD 2%	Auld clay, 9-15% slopes	38	IIIe-5(19)	Well	Slow	Medium	Slight to Moderate	High
PgC 3%	Placentia sandy loam, 2-9% slopes	49	IVe-3(19)	Moderately Well	Very Slow	Slow to Medium	Slight to Moderate	High
DaD 1%	Diablo clay, 9-15% slopes	37	IIIe-5(19)	Well	Slow	Medium	Slight to Moderate	High
LrE 1%	Las Posas stony fine sandy loam, 9-30% slopes	25	VIe-7(19,20)	Moderately Well to Well	Moderately Slow to Moderately Rapid	Medium to Rapid	Moderate to High	High
VsC 2%	Vista coarse sandy loam, 3-9% slopes	45	IIIe-1(19)	Moderately Well to Well	[illegible]	Slow to Medium	Slight to Moderate	Low

* Percentages refer to the approximate percentages of the plan area covered by each soil type.

grading can be minimized. Low density or custom home development which requires less disturbance is more suited to the steeply sloping portions of the plan area.

2. Hydrology

The College Area Community is located within the Carlsbad Hydrographic Unit. The Carlsbad Hydrographic Unit encompasses an area of approximately 210 square miles and is drained by Escondido, Buena Vista, Agua Hedionda, and San Marcos Creeks. Its major storage area is Lake Wohlford. Escondido Creek, the major stream in the unit, has three tributaries: Reidy, North Fork, and Jack Creeks. The combined drainage of Escondido Creek and its tributaries discharges into San Elijo Lagoon. San Marcos Creek and its tributaries drain the central part of the hydrographic unit and discharge into Batiquitos Lagoon SANDAG, 1980).

As shown in the hydrology analysis (Figure 8), six drainage sub-basins are located within the planning area. They are associated with Agua Hedionda Creek, which flows in an east to west direction across the northern and west-central portions of the College Area Community, and with a tributary of San Marcos Creek, which generally follows the alignment of Las Posas Road and flows in a north-to-south direction. Agua Hedionda Creek eventually drains into Agua Hedionda Lagoon, approximately 10 miles west of the plan area. San Marcos Creek discharges into Batiquitos Lagoon, approximately 8 miles southwest of the College Area Community. According to hydrologic engineer studies, flood flows generated within the plan area could be accommodated by standard flood control channels, culverts, and curbs and gutters.

A particularly troublesome flooding problem in the San Marcos area is located approximately 0.75 miles southeast of the College Area Community at the San Marcos Creek crossing of San Marcos Boulevard near the intersection of Twin Oaks Valley Road. The only flood control facility presently located at this intersection is a 12-inch pipe which can be easily plugged with mud or debris. During a major storm, the intersection can be rendered impassible. According to the County Department of Sanitation and Flood Control, improvements at this intersection involving the elevation of Twin Oaks Valley Road would help to alleviate some of the flooding problems (County of San Diego, Comprehensive Plan for Flood Control and Drainage, 1976). It should be noted that the portion of San Marcos Creek located at this troublesome intersecton is different than the tributary which drains the College Area Community. Runoff from the plan area currently has no effect on flooding in the Twin Oaks Valley Road area.

Additional flooding in the vicinity of the College Area Community has also occured along Las Posas Road, south of the plan area. This flooding is associated with the same tributary of San Marcos Creek that drains the College Area Community. The City of San Marcos has installed a 100-year storm drain pipeline from Grand Avenue south to Mc Mahr Road along Las Posas Road. A triple box culvert is planned under San Marcos Boulevard at Las Posas Road. Completion of the culvert will significantly reduce flooding conditions immediately northerly of San Marcos Boulevard.

Implications for Planning

A detailed drainage master plan will be necessary to guarantee a coordinated system of flooded control channels, culverts, curbs, and gutters to serve the entire plan area and to integrate plan area system with the citywide flood control system.

3. Air Quality

Existing air quality conditions and impacts associated with new development are generally analyzed in terms of existing baseline levels of various pollutants and their relationship to ambient air quality standards (AAQS). These standards are the maximum pollutant levels considered to be consistent with the goal of protection of the public health and welfare. Clean air standards are an outgrowth of the Clean Air Act Amendments of 1970. As a result of this act, the Environmental Protection Agency (EPA) has developed standards for seven types of pollutants with individual states retaining the right to establishing more stringent standards, or AAQS, for other exposure periods or different types of pollutants.

San Marcos air quality is affected by pollutants generated both outside the area as well as locally. Escondido is the site closest to the College Area Community at which air quality is monitored. Readings taken at the Escondido Monitoring Station, located 6-7 miles from the planning area, by the Air Pollution Control District (APCD) show that standards for various pollutants, including ozone, hydrocarbons, and particulates, have been exceeded often in recent years. Standards are rarely exceeded for oxides of nitrogen, carbon monoxide, and sulphur dioxide at the Escondido Monitoring Station.

A comprehensive Air Quality Maintenance Plan (AQMP) under the acronym RAQS (Regional Air Quality Strategies) was developed in the 1970's which predicted attainment of all federal AAQS by the required deadline. The technology for stationary source reductions has, however, not developed as fast as anticipated by the RAQS. New mobile source standards and the rate of county-wide growth has exceeded original prediction. The revisions to the RAQS currently contemplated must therefore explore a number of new areas of emissions reductions. This task is further complicated by the fact that incursion of polluted air from the South Coast Air Basin (Los Angeles area) into the North County portion of the San Diego Air Basin.

For various reasons, inland areas of San Diego County may or will find it very difficult to achieve federal standards for all pollutants by the federally mandated deadline of 1987. Portions of the San Diego Air Basin are designated "non-attainment" areas because they do not meet the federal standard for certain pollutants. The entire basin is a non-attainment area for ozone; the western two-thirds of the county is a non-attainment area for particulates, carbon monoxide, and oxides of nitrogen.

Implications for Planning

If the revised RAQS is to succeed, development such as that proposed within the College Area Community must be consistent with the AQMP. In other words,



FIGURE 8

HYDROLOGY ANALYSIS

the rate and magnitude of growth anticipated as a result of the proposed development must be consistent with the demographic projections made by the San Diego Association of Governments (SANDAG) during preparation of the RAQS. Specific RAQS tactics can be incorporated into the Plan to aid attainment of clean air standards.

The design and land use composition of a new community such as that proposed in the plan area can have a significant effect on the magnitude of potential air quality impacts. A poorly planned community could generate an unnecessarily high level of pollution. A well planned community, to the extent that it functions as an integrated and balanced system, could assist in the reduction of adverse air quality effects. The final land use plan for the College Area Community should provide a diversity of land uses so that as residential, shopping, and employment opportunities are all available within or adjacent to the community boundaries. The provision of a variety of land use types would ensure that the needs of most residents would be accommodated within the community. This would reduce the number and length of automobile trips to and from the community.

The community plan should also facilitate implementation of certain aspects of the RAQS tactics. Residential areas should be located in close proximity to employment and commercial centers in order to reduce trip generation. Bicycle paths should be provided between residential, shopping, and employment areas to further reduce trip generation. Regulation and enforcement of clean air standards by the APCD, requirements to decrease energy consumption, and implementation of mass transit facilities by state and local agencies must also be relied upon to reduce air pollutant emissions.

4. Biological Resources

Vegetation Communities

Vegetation within the plan area consists of five distinct plant communities: freshwater marsh, riparian woodland, maritime sage scrub, Southern California grassland, and mixed chaparral. Other areas of the property have been disturbed or are occupied by existing development.

The locations of the plant communities on the property are shown in Figure 9. The biological significance of these habitats, ranked in order of importance, is illustrated in Figure 10. Table 2 provides a description of the approximate acreages and percentage of the plan area characterized by various vegetation types. The approximate acreages of disturbed areas are also shown in the Table below:

TABLE 2

Existing Plant Communities

Plant Community	Approximate Acres On-Site	Approximate Percent of Site
Freshwater Marsh	4	0.25
Riparian Woodland	8	0.5
Maritime Sage Scrub	832	53
Disturbed Maritime Sage Scrub	12	0.3
Southern California Grassland	51	3
Disturbed Grassland	379	24
Mixed Chaparral	1	0.05
Eucalyptus Groves	3	0.2
Coyote Bush Successional	8	0.5
Ponds/Reservoirs	5	0.2
Developed Areas	155	10
Orchards	130	8

Both the freshwater marsh and riparian woodland habitats are present within the plan area primarily due to water from agricultural runoff. Were it not for this manmade water source, it is unlikely that these habitats would be present within the plan area. Freshwater marsh occurs along the drainages and fringes of the ponds along the western boundary of the plan area. Riparian woodland is scattered along Agua Hedionda Creek, an east-to-west trending drainage course in the northwestern portion of the plan area. Very few cottonwoods or sycamores, trees which are generally characteristic of riparian woodland areas, appear within the plan area.

The maritime sage scrub plant community is found primarily on the steeper slopes within the plan area and generally corresponds with the occurrence of metasedimentary soils. A small portion of the maritime sage scrub habitat has been disturbed. These areas are located near orchards and are possibly being prepared for tree planting.

Native southern California grassland occurs on clay soils in the southwestern and west-central portions of the plan area. In terms of regional significance and rarity status, it is the most important plant community on the property since it tends to support sensitive plants and animals. This plant community is characterized by the absence of shrubs and the presence of grasses including native perennials and non-native annuals. Numerous perennial herbs are also located within the grassland area. In areas where non-clay soils have intruded into the central valley area, the grassland habitat disappears and shrubby vegetation characteristic of the maritime sage scrub habitat is present.

A large portion of the grassland vegetation within the plan area has been moderately to severely disturbed by motorcycle and other vehicle and pedestrian activities. These disturbed grassland areas are located in the central portion of the property, contain a very low percentage of native species, and are of little biological significance.

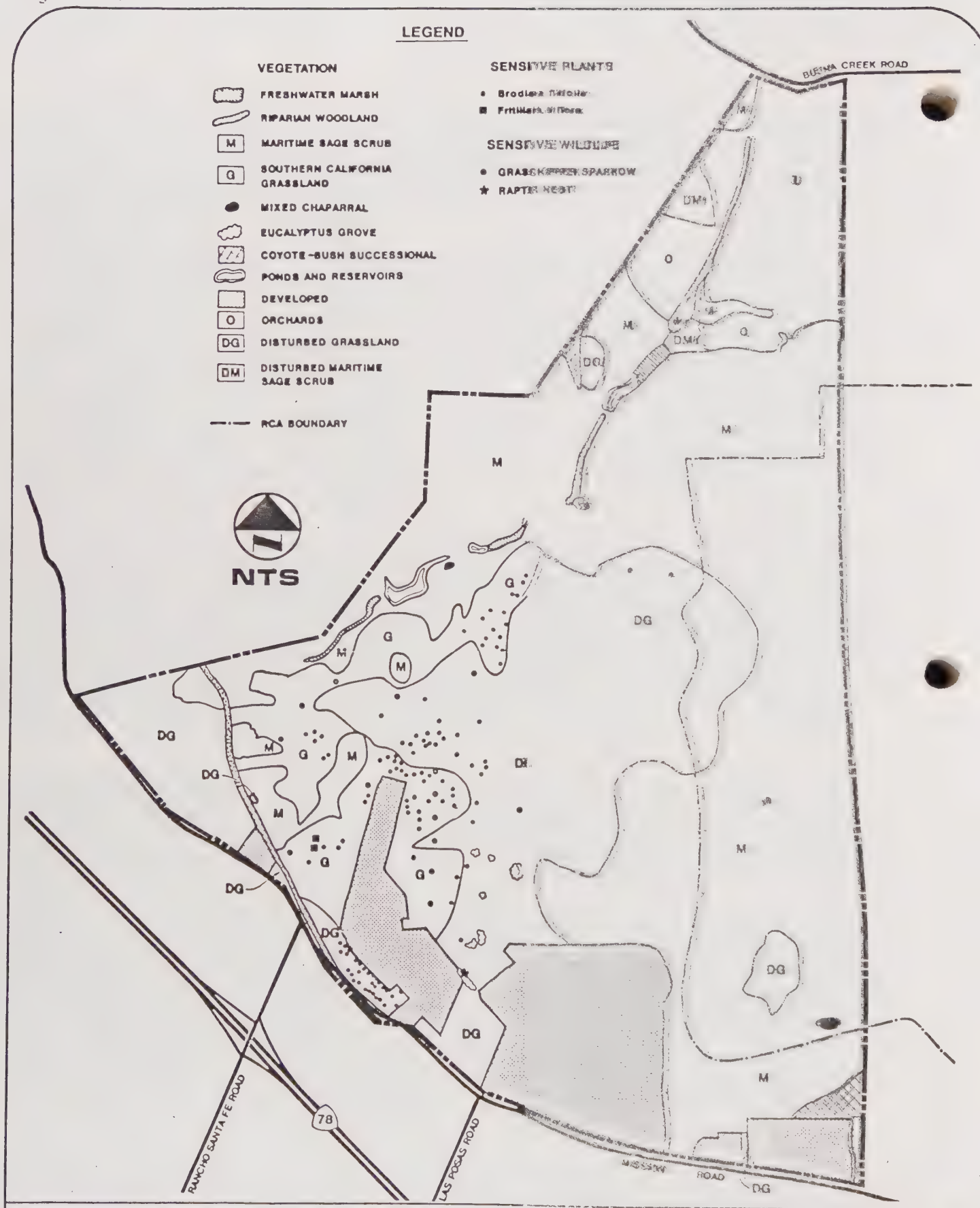


FIGURE 9

BIOLOGY

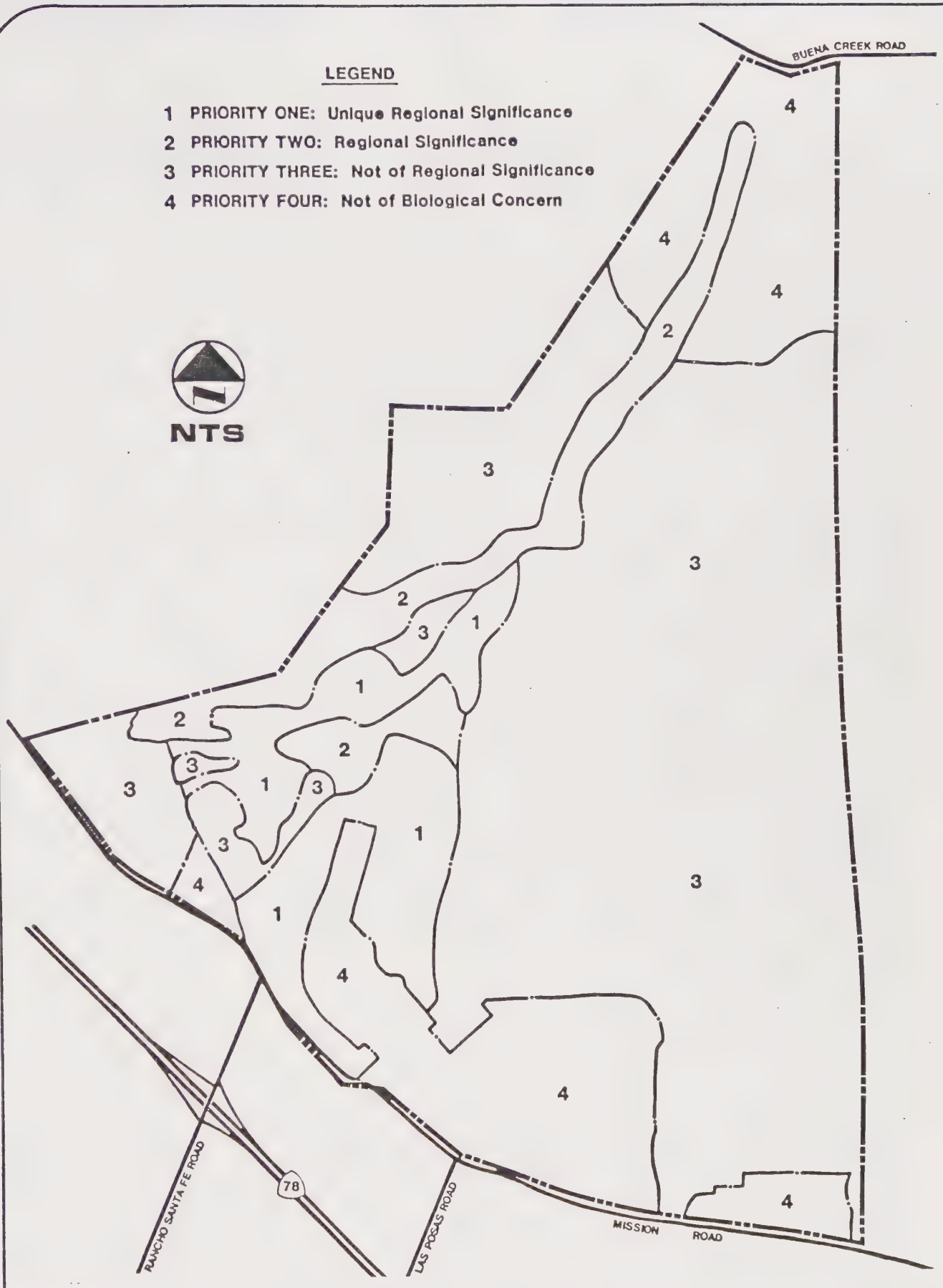


FIGURE 10

HABITAT SENSITIVITY

Mixed chaparral, eucalyptus groves of various ages and densities, and a successional vegetation type dominated by coyote bush (Baccharis pilularis ssp. consanguinea) occupy the remaining undeveloped portions of the plan area. These areas are not considered to be biologically significant.

Sensitive Plant Species

Three sensitive plant species are located on the property, two of these within the boundaries of the native southern California grassland plant community. Threadleaf brodiaea (Brodiaea filifolia) is considered to be rare and endangered by the California Native Plant Society (3-3-3-3), endangered by the California Department of Fish and Game, and Category I (equivalent to candidate endangered) by the U.S. Fish and Wildlife Service. In San Diego County, threadleaf brodiaea is found on clay soils in the Vista/San Marcos area. Much of its former range has been lost to agriculture or development. At least 3,000 plants occur in three major populations within the native grassland portion of the plan area. The locations of these populations are shown in Figure 11. A second sensitive plant, the chocolate-lily (Fritillaria biflora) was also observed within the grassland portion of the plan area. This plant is not listed by the California Native Plant Society and does not appear on any federal or state endangered species lists but is considered to be sensitive by local biologists. Approximately 300 individual plants are located on the property. The chocolate-lily is also known to occur at approximately 20 additional sites in San Diego County. Several of the known populations consist of less than ten individual plants; many historic habitats for this plant have been destroyed by development. A third sensitive plant, greenbark ceanothus (Ceanothus spinosus) was also observed during the biological reconnaissance conducted in conjunction with EIR preparation. This plant is not listed by the California Native Plant Society and does not appear on any federal or state endangered species lists but is considered to be rare in San Diego County. Several other sensitive plants known in the plan area were searched for but not observed on the property These plants are described in the biology report which accompanied the final Environmental Impact Report (EIR 81-02) for the College Area Community Plan.

Wildlife Habitats

Several major wildlife habitats, characteristic of the various plant communities, were observed on the plan area. These wildlife habitats support a wide variety of avian, aquatic, and terrestrial wildlife. The native grassland habitat is of extraordinary quality and usefulness to resident and migratory wildlife. The most notable species observed within the grassland habitat is the grasshopper sparrow (Ammodramus savannarum). It is estimated that at least 15 pairs of grasshopper sparrows nest within native grassland habitat on the property. This is a significant percentage of the known San Diego County population of breeding grasshopper sparrows. The aquatic and riparian woodland habitats within the plan area also support a variety of animal species, including amphibians, reptiles, birds, and mammals.

Sensitive Animal Species

Twelve of the animal species located within the plan area are considered to be sensitive by various authorities, agencies, and local biologists. A total of 21 other sensitive animals may also inhabit the site but were not detected during the survey. Closely tied to the grassland habitat is the grasshopper sparrow, a nationally declining species, also considered by local ornithologists to be declining in San Diego County. Only about 14 other localities in San Diego County are known where this bird has been sighted during the past three seasons. No state or federally endangered, rare, or threatened species would, however, be adversely affected by development on the property. A complete list of sensitive animals observed on the property appears in the biology report contained in the environmental impact report.

Resource Conservation Areas

In its "Guidelines for Biological Surveys," the County of San Diego lists several habitats as "Biologically Sensitive." This list includes four of the habitats present within the plan area: freshwater marsh, lake or other body of standing water; riparian woodlands; known nesting, breeding, or feeding areas of rare, endangered, and threatened species; and native grassland. Most of these habitats are considered sensitive primarily because of their importance to wildlife populations; however, native grasslands are important, not only for this reason, but also because they support an unusual flora, and one which contains many sensitive plant species.

Resource Conservation Areas (RCA's) have been established by the County of San Diego to call special attention to sensitive areas. Much of the eastern portion of the plan area has been included in the Owen Peak RCA. These portions of the plan area are shown in Figure 10. Owen Peak is a visual landmark which can be seen for miles in several directions. "Coastal scrub" vegetation, which is uncommon in the area, and mixed chaparral vegetation and wildlife habitat also occur within the Owen Peak RCA. No unique or unusual biological resources were noted within this portion of the pan area during the biological survey. Although the County of San Diego Planning Department does not have jurisdiction over the portion of the plan area which is included within the Owen Peak RCA, its presence should serve as an indication to planners that sensitive resources may exist within the RCA boundaries.

Implications for Planning

The site of the College Area Community currently supports a variety of habitats and species. Although any type of development in the area would result in disturbance, early identification of particularly sensitive areas can significantly reduce potential disruption and loss of unusual resources. The most sensitive areas, from a biological standpoint, are the native grasslands in the southwestern quadrant of the property. Although preservation of just a porton of that area would not guarantee adequate habitat maintenance, it would allow survival of a habitat and sensitive plants which are declining

throughout the area. The riparian area also serves as a valuable wildlife habitat and should be preserved. In addition, minimum disturbance of vegetative cover on steep slopes is necessary for erosion control and aesthetic quality.

5. Cultural Resources

An archaeological survey, conducted in conjunction with preparation of the EIR for the College Area Community Plan, located three prehistoric and two historic sites on the property. In addition, the records searches at San Diego State University and the Museum of Man revealed the presence of 13 recorded sites within the plan area. All of these sites are located in the southern one-fourth of the plan area within the vicinity of the Palomar Community College property.

The cultural stages present in the San Marcos area span a 9,000 year period and include at least three cultural traditions reminiscent of different periods of California history and prehistory: the San Dieguito-Paleo-Indians; the La Jolla Complex, a local expression of the Millingstone Horizon; and a Late Prehistoric Complex, in the San Marcos area designated as San Luis Rey complex is the Shoshonean-speaking Luiseno. The five sites located during the survey are described in Table 3.

Table 3

Cultural Resources

Site No.	Site Type	Estimated Horizontal Extent	Cultural Material Observed
SM-1	Prehistoric	100 x 70m.	50± flakes, 1 bedrock milling slick
SM-2	Historic	20 x 20 m.	Burned residence, round nails, aluminum roof nails
SM-3	Prehistoric	5 x 20 m.	5 flakes
SM-4	Prehistoric	20 x 20 m.	4 flakes, 1 piece marine shell
SM-5	Historic	100 x 200 m.	Rock wall, small trailer house, outbuildings, and trash associated with the Millick Homestead (1916)

The prehistoric sites do not appear to be of significant archaeological value. Of the historic sites, SM-5 is regarded as most important since it represents a homestead dating to the early part of the 20th Century.

Implications for Planning

Cultural resources do not appear to be a significant planning constraint. The homesteader occupying site SM-5 could, however, provide valuable information regarding the early history of the San Marcos development and should be interviewed prior to development.

6. Energy Consumption

Natural gas and electrical service to the College Area Community is provided by the San Diego Gas and Electric Company (SDG&E). A large high pressure gas main was installed in the City of San Marcos several years ago which serves as the primary distribution facility for natural gas. On-going expansion at the San Onofre Nuclear Power Plant is expected to ensure the provision of adequate electrical power to the northern portions of San Diego County for the foreseeable future.

Since the majority of the 1,500 +/- acre College Area Community is presently vacant, current energy use within the plan area is minimal. Facilities presently exist, however, to serve Palomar Community College and existing residential development within the plan area. Few automobile trips are presently generated by residents of the College Area Community and gasoline consumption is correspondingly low; Palomar Community College is, however, currently a high generator of automobile trips.

Electricity, natural gas, and gasoline are considered to be limited resources. Conservation of these resources has become an important national priority. While supplies of energy do not seem to be severely limited at the present time, shortages can occur with relatively little warning due to unforeseen political or economic circumstances. Therefore, minimization of energy use is an important planning objective.

Implications for Planning

Certain energy conservation measures should be incorporated into the energy element and/or the design element of the final community plan. All structures should be constructed such that each would have adequate solar access for use of solar energy for hot water heating. The use of passive solar heating and cooling systems including state-of-the-art ventilation and insulation techniques should be incorporated into the design of all structures. Use of a minimum of low wattage decorative lighting as part of landscape development should also occur in order to reduce energy consumption.

Provision of a variety of land uses within the plan area would enable residents to minimize automobile use and therefore to reduce energy consumption.

Placement of residential, employment, educational and recrea- tional opportunities in close proximity to each other would be an initial step in attaining an economically balanced community concept. Provision of such a mixture of land uses must be accompained, however, by a well-integrated system of bicycle paths and pedestrian walkways. In addition, facilities such as secure bicycle storage racks and lockers would also contribute to encouragement of alternate forms of transportation.

C. PUBLIC FACILITY CONSIDERATIONS

1. Water Supply

Two local water agencies presently serve the College Area Community, the San Marcos County Water District (SMCWD), and the Vista Irrigation District (VID). The VID serves only the extreme northern portion of the plan area. The planning and construction of water distribution facilities in conjunction with development within the majority of the plan area is likely to be carried out by the SMCWD as part of a district-wide program.

The SMCWD, in conjunction with engineering consultants, has recently completed an update of its Master Water Plan. This plan calls for the future installation of two water storage tanks to serve as the "backbone" water supply system for the College Community. These tanks would have a combined capacity of 3.02 million gallons per day (mg/d); more than adequate to serve the community at build-out under the adopted plan (residential demand at build-out is estimated at .5 mg/d).

The District's master plan does not address future water distribution requirements. Specifics regarding the size and location of water transmission lines, etc., to serve new growth would be worked out as actual plans for development materialized.

Existing water distribution facilities in the vicinity of the college area include a line connecting to the County Water District aqueduct approximately 10,000 feet north of the College Area Community, and a 12-inch connecting line crossing the southern portion of the plan area and terminating at a pressure reducing station located southwest of the plan area. A turnout from the CWA aqueduct is also located in the vicinity of the pressure reducing station.

Although the availability of water in Southern California could become a constraint to development in future years, the policy position of the CWA is that it is capable of providing potable water in the quantities required by its member agencies (which include the SMCWD). This policy is implemented by augmenting supplies when necessary to meet the growing needs of the service area. In light of this policy, no specific allocation of flows to member agencies exist. It can be assumed that an adequate supply to serve the College Area would be available to both the SMCWD and the VID from the CWA.

The assessment of water connection fees on new development would provide funding for the implementation of required water system improvements concurrently

with increased demand. Requiring individual developers to provide sufficient water storage facilities to serve their projects would ensure maintenance of adequate reserve capacity. User fees collected from existing and future development would allow the purchase of additional flow to meet this demand. These on-going fees would also continue to fund expanded district operations and maintenance activities.

Implications for Planning

Although the CWA is committed to provide water service to its member agencies, water supply is an important issue in the planning of new developments. The water distribution system must be sized and designed to serve the plan area at full build-out. Because potable water is not a natural resource in southern California, water conservation should be given a high priority in community planning. Although many water conservation measures must be implemented by individual residents, several opportunities are available on the community level to conserve water. For example, drought tolerant plant species should be used extensively in landscaping; drip irrigation of plants should be used when feasible; and all subdivisions should contain low-flow water devices.

Because of the difficult topography throughout much of the College area, high priority should be given to ensuring that water-related improvements are designed to provide adequate fire flow (generally speaking, fire flow requirements increase proportionally with an increase in elevation). This would require continued close cooperation between the SMCWD, the San Marcos Fire Protection District and the City to provide maximum service to the area.

2. Wastewater Treatment

Wastewater transportation, treatment, and disposal services for the entire coastal area of northern San Diego County are provided by the facilities of the Encina Joint Powers Sewer Agency. The sewer agency operates through a Joint Advisory Committee (JAC) made up of representatives from six sewer agencies: the Buena Sanitation District, Encinitas Sanitary District, Leucadia County Water District, San Marcos County Water District, Vista Sanitation District, and the City of Carlsbad. The JAC oversees the operation of the Encina Water Pollution Control Facility and a system of interceptor sewers, trunk sewers, pump stations, and force mains that transport wastewater from the various service areas to the Encina plant.

The Encina plant is located at the intersection of Carlsbad Boulevard and Avenida Encinas in the City of Carlsbad. Primary treatment is currently provided at the Encina plant; secondary treatment will become available with the completion of on-going expansion activities. Effluent from the Encina plant is disposed of via an ocean outfall. The treatment capacity at the Encina plant is currently being increased from 16.0 million gallons per day (mgd) to 18.0 mgd. Future expansion of the facility is expected to increase the capacity to 22.5 mgd. The ultimate planned capacity of this facility is 45.75 mgd. Each of the participating agencies owns a specific percentage of the

capacity at the Encina facility. The SMCWD is currently allotted 3.2 mgd of the available capacity at the Encina facility; the SMCWD is currently using 2.5 mgd of its existing allotment. The SMCWD's allotment at the Encina facility will increase to 3.2 mgd with the completion of Phase III expansion activities. This increase will be adequate for approximately 1,600 equivalent dwelling units (EDU's). The SMCWD share of treatment capacity is not expected to exceed 20 percent by the year 2000. Any planned additions to the wastewater flow for a specific agency must be made within that agency's capacity rights at Encina or such additional capacity as may be made available by the construction or enlargement of satellite reclamation plants.

In addition to its available capacity at the Encina facility, the SMCWD operates the recently reactivated Meadowlark reclamation plant. The Meadowlark facility is located approximately 1.75 miles southwest of the College Area Community. Reclaimed water from the plant can be used for landscape irrigation in the La Costa area or within other parts of the District. At the present time, the capacity of the Meadowlark facility is 0.27 mgd; 0.18 mgd of this capacity is available to the SMCWD for distribution throughout its service area. Planned expansions at the Meadowlark facility will increase the SMCWD's capacity by 0.77 mgd. Future expansion at the Meadowlark facility could increase its capacity to 2.0 mgd.

Sewage generation within the College Area at build-out is estimated at an approximate range of 650,000 to 700,000 gallons per day. To handle flow on this level, the San Marcos County Water District indicates that a sewer trunk line between 15 and 18 inches in diameter would be required to connect the area to the District's San Marcos Boulvard lift station. From this lift station, sewage would then be delivered to an existing outfall line and on to the Encina or Meadowlark treatment plants.

In summary, planned expansions at both the Encina facility and the Meadowlark reclamation plant will increase the SMCWD's sewage treatment capacity during the next several years. Past history of the SMCWD has indicated that an average of 800 EDU per year have been connected to the sewage treatment system during periods of normal growth. Current estimates indicate that the SMCWD's anticipated additional capacity will be sufficient to handle this growth rate as long as that rate does not exceed the forecasts for the San Marcos area nor outpace the scheduled expansion activity.

In addition to potential capacity constraints to future development within the College Area Community, certain downstream physical constraints could affect the provision of sewer service to the plan area by the SMCWD. Transport of raw sewage from the SMCWD to the Encina plant is currently accomplished by a force main connecting to a trunk sewer owned by the Buena Sanitation District (BSD). Capacity in that trunk sewer is leased by the SMCWD. The SMCWD is in the process of designing a new raw sewage line which will carry flows to the Encina plant in pipelines owned entirely by the SMCWD. This new 24-inch line is expected to have a transport capacity of 12.1 mgd and replaces an existing, failing line. A tentative schedule would call for replacement sometime prior to 1985.

The treatment and disposal of wastewater and its reclamation and reuse are subject to the control of several regulatory agencies. The pertinent agencies involved in the public health aspects of wastewater treatments are the County and State Departments of Health Services. These departments are particularly involved in the establishment of specific treatment and control restrictions for the reclamation and reuse of wastewater for irrigation purposes. The protection of surface and groundwater quality is the responsibility of the Regional Water Quality Control Board (RWQCB). The water quality criteria applied by the RWQCB are based on information contained in the Comprehensive Water Quality Control Plan for the San Diego Region, the "Basin Plan". The Basin Plan establishes surface water and groundwater objectives for the entire basin. A set of waste discharge requirements is also established by the RWQCB for each wastewater treatment facility that is proposed for construction.

The Basin Plan also establishes total dissolved solids (TDS) objectives for each drainage basin and sub-basin throughout the region. The TDS content of reclaimed water following sewage treatment is dependent to a large extent upon the TDS content of the potable water supply for the area. In past years, the San Diego region received water exclusively from the Colorado River; Colorado River water has a TDS content of 750 to 800 milligrams per liter (mg/l). At the present time, the region receives a 50-50 blend of Colorado River water and northern California water; this water source has a TDS content of 500-550 mg/l. Normal domestic use of any potable water supply generally adds 250-300 mg/l TDS to the wastewater reaching treatment facilities. Essentially no TDS is removed by primary and secondary treatment; demineralization facilities are generally required for TDS removal. The established TDS objective within the plan area is 1,000 mg/l; the TDS objective east and west of the College Area Community is 1,200 mg/l. No TDS objective exists south of SR 78, south of the College Area Community. If reclaimed water were to be utilized within the plan area, it could become necessary to petition the RWQCB for a modification of the plan area's TDS objective. Such a modification might eliminate the necessity of providing demineralization facilities for the use of reclaimed water within the plan area.

Implications for Planning

Provision of sewer service is one of the most complex issues facing the future developers of the College Area Community. Plans must be prepared by the developers, in conjunction with the SMCWD, for sewage collection, treatment and effluent disposal. Several alternatives are available for disposing of liquid waste including treatment at the Encina facility and treatment at a satellite reclamation plant. A comprehensive plan for collection, treatment, and effluent disposal must be a key element of this plan.

3. Utilities

As mentioned in the energy consumption section, SDG&E maintains a large high pressure gas main in the City of San Marcos which will serve as the primary distribution source for the College Area Community. Electricity is expected

to be available from the San Onofre Nuclear Power Plant. SDG&E is committed to providing service to all customers in this area. Pacific Telephone and Telegraph supplies telephone service to the plan area and is committed to providing adequate service.

Implications for Planning

In order to accommodate the energy needs of the developing community, utility lines should be in place prior to the commencement of construction of each subdivision. Appropriate phasing of all public facilities is critical for the successful development of the plan area. In addition, for aesthetic purposes, utility lines should be placed underground where feasible.

4. Solid Waste

Solid waste collection throughout the College area is accomplished by private carrier. Service within the incorporated limits of San Marcos is provided by a single contractor under an exclusive franchise granted by the City. Service to the unincorporated area is provided by private licensed haulers on a limited permit basis. Collecton in both the incorporated and unincorporated areas is supported by monthly service charges levied by individual carriers. No public funds are spent for collection services; rather, in the case of the City, revenue accrues to the General Fund through a franchise fee imposed in return for collection rights.

Solid waste collected within the College area is deposited in the San Marcos Landfill. User fees collected at the landfill accrue to the County General Fund, which in turn supports disposal activities county-wide. Responsibility for locating and developing new landfill sites rests with the County of San Diego, Department of Sanitation and Flood Control.

Remaining volume at the San Marcos Landfill is estimated at 8.2 million cubic yards. Assuming the site continues to operate under current conditions, it is expected to reach capacity in 1993. The City is presently considering a request to construct a waste to energy plant on a portion of the site. If approved, this facility could provide additional waste disposal capacity and prolong the useful life of the landfill.

Approximately 31 tons of solid waste per day would be generated within the College area at build-out. This figure would account for only a small percentage of the total volume deposited in the landfill daily.

Further development of the College area is expected to have an insignificant impact on solid waste collection services and disposal capabilities. Private carriers could expand their services to meet increased demand for collection as development occurs. As indicated, sufficient disposal capacity exists in the San Marcos Landfill to meet expected demand through 1993. Additional development within the study area is therefore not expected to shorten the useful life of the landfill. In lieu of solid waste conversion or recycling

to prolong the life of the existing landfill beyond 1983, a new landfill site/facility would be required to serve additional development beginning on or about 1994.

Implications for Planning

Solid waste disposal is not expected to be a significant constraint to development of the College Area Community. Therefore, no immediate action is needed on this level with regard to solid waste disposal. However, future availability of disposal sites is an issue of regional concern and should be addressed by the appropriate regional planning agencies. In addition, alternative disposal methods (i.e.; conversion or recycling) may be explored as a means of extending the useful life of the San Marcos Landfill as well as other landfill sites in the County.

5. Police and Fire Protection

Police protection in the City of San Marcos is provided, through contractural arrangement, by the San Diego County Sheriff's Department. A new contract is negotiated annually. The College Area Community is served by Sheriff's Master Beat 13 from the Vista Substation, located at 325 South Melrose in Vista. Emergency response time to the plan area is from 5 to 7 minutes. The County Sheriff's Department has a policy which calls for the addition of one full-time patrol car per 10,000 persons in conjunction with new development. When appropriate, the County Sheriff's Department also encourages the use of a private patrol force in newly developed areas; such a force has worked well during the past several years in the Lake San Marcos area.

Fire protection in the College Area Community is provided by the San Marcos Fire Protection District which provides service to a 33-square mile area. The fire protection district currently operates two fire stations: Station #1 is located a 333 Firebird Lane and Station #2 is located at 1250 South Rancho Santa Fe Road. Response time from Station #1 to the plan area is approximately 4 to 5 minutes. Response time to the plan area from Station #2 is approximately 8 minutes at mid-day. As a result of new development in the San Marcos area, the number of calls responded to by the Fire District has increased approximately 42 percent over the past seven (7) years.

(A shortage of manpower is currently one of the most serious problems facing the fire district. Due to funding limitations, the district can provide only two firefighters on duty daily at each fire station. This level of service is not adequate to meet the fire defense capability guidelines of the Fire Insurance Service Office. The district is currently providing the maximum level of service possible given existing financial limitations.)

The fire district does not provide paramedic service within its service area. Emergency medical technicians are, however, available. Transportation of patients is accomplished by private ambulance.

Implications for Planning

Several measures to enhance police and fire protection are available for incorporation into a community plan. Subdivisions should be designed in consultation with safety officials to provide ease of access for emergency vehicles. Developments should be designed to discourage night-time crime. Police should be consulted during building and landscaping design so that hiding places for potential criminals can be minimized. In addition, the fire department requires the following measures to be incorporated into all plans:

A. Fire retardant roof coverings, as defined by the latest edition of the Uniform Building Code as adopted by the City of San Marcos, are required on all new buildings, per the Uniform Fire Code, 1979 Edition, Ordinance 81-3.

B. Automatic fire sprinkler systems are required in every building where the floor area exceeds 12,000 square feet and throughout all buildings which are three or more stories, regardless of height of occupancy and use.

C. Street design and cul-de-sacs should provide ease of access to fire control and other emergency vehicles. The names applied to streets are particularly important because duplication and names that sound alike can cause problems under emergency conditions.

D. The water system design should provide for adequate fire flow with adequate reserve capability.

6. Transportation

In order to evaluate the transportation needs of the proposed College Area Community, an in-depth traffic analysis was conducted by Stephen George & Associates. The traffic studey evaluated anticipated plan impacts as well as impacts from adjacent land uses such as Palomar College, the Richmar Neighborhood, the Business/Industrial District and portions of the Barham/Discovery Community.

As part of the traffic analysis, existing traffic counts in the traffic study area were obtained from the City of San Marcos, the County of San Diego and Caltrans.

Additionally, the City Engineering Department, in conjunction with a Traffic Engineer, have evaluated the Plan's transportation network and the current traffic trends for roadways in and adjacent to the College Area Community. To assist in the traffic, certain traffic trends were identified.

Mission Road has experienced a 7 to 15 percent per year increase in traffic since 1977. San Marcos Boulevard has experienced a 1 to 18 percent per year increase in the same period of time. Los Vallecitos Boulevard west of San

Marcos Boulevard has shown a 9 percent per year increase over the same time. Rancho Santa Fe Road south of Mission Road has had a 5 percent per year increase during that time. Pico Avenue has experienced a per year increase of 14 percent. Several roads in the vicinity of the College Area Community consistently experience peak hour capacity problems at the present time. An estimated 30 to 50 percent of the traffic on Mission Road is destined for or originates at Palomar College. According to the traffic analysis, Palomar College is, and will continue to be, the greatest single traffic generator in the area.

Road improvements planned by the City and the Master Street Plan road network will help to alleviate some of the existing capacity and congestion conditions in and around the College Area Community. The significance of Rancho Santa Fe Road north of Mission Road is a part of the regional road network which would assist in the reduction of such traffic on Twin Oaks Valley Road south of Deer Springs Road. Without this "regional connection" between Mission Road and Buena Creek Road, the City would be faced with a significant per year increase on the only existing or planned north-south roadway--Twin Oaks Valley Road. To provide for an acceptable roadway level of service (C or better) within and adjacent to the study area, a comprehensive road plan for the area should be accomplished to meet the needs of the College Area Community and link with other systems outside the area.

The North County Transit District currently provides public transit service to and adjacent to the plan area. Express service is provided along SR 78 Freeway. Local service routes are provided along Mission Road, Rancho Santa Fe Road south of Mission Road, Grand Avenue and San Marcos Boulevard. A bus stop is currently located on Mission Road east of Las Posas Road in the vicinity of Palomar College. The District has long-range studies and plans for a light-rail transit system along the existing rail line south of Mission Road. Such a system is anticipated to be needed sometime after the year 1995. In January, 1981, a study was conducted by the County of San Diego and the North County Transit District. The study would propose light-rail transit stations to be located in two stops in the City. One stop would be at or near the entrance to Palomar College. Such a location would provide a convenient stop for the residents of the College Area Community.

Implications for Planning

This current planning process offers an opportunity for the City to address the proposed roadway system within the plan area and adjacent to the study area. In order to address the current and planned conditions, a comprehensive approach to the study area and vicinity roadway system needs to be formulated as a part of this current planning process. Additionally, this effort, also, provides an opportunity to determine responsibilities for roadway construction based upon sources of applicable traffic volumes.

The single most important issue to address is the deletion of certain roads as a part of this planning process. The deletion and extension of Rancho Santa Fe Road north of Mission Road to Buena Creek Road is critical in this

process. It has been identified that the City must retain an additional north-south route which can act as a parallel road system in conjunction with Twin Oaks Valley Road. Therefore, the upgrading and extension of Las Posas Road north of Mission Road as a 102 foot wide arterial street is vital to serve the future residents of the study area but to provide an essential and critical link to the Citywide/Regional road system. As a 102 foot arterial road, Las Posas would serve as the primary entry for the study area residents in substitute for the extension of Rancho Santa Fe Road to Buena Creek Road to the north. The plan has identified a need to provide a new frontage road (the approximate location of existing Mission Road west of Las Posas Road). This frontage road will provide a connection from Las Posas Road to Pacific Street when the current railroad crossing is closed at Mission and Pacific. Additionally, the plan would provide the extension of and upgrading of Capalina Street as a collector roadway with an overpass crossing at the railroad right-of-way with a westbound connection for Mission Road.

The other roads serving the Community would be the Borden Road connection between Las Posas Road and Twin Oaks Valley Road to the east of the study area. A parallel road to Las Posas Road would be Palomar Road north of Mission Road on the easterly portion of Palomar College campus.

7. Schools

School service in the College Area Community is provided by the San Marcos Unified School District. The only school within the plan area currently administered by the San Marcos Unified School District is San Marcos Junior High School. Several elementary schools are also administered by the school district. Most schools within the district are operating at or near capacity.

Approximately 1,771 additional students would be generated by construction of 2,700 new dwelling units within the College Community. The San Marcos Unified School District utilizes generation factors of 0.77 students per single-family unit and 0.28 students per multi-family unit in determining the potential impacts of new development on the District. The District also assumes that the distribution of students generated by new development by grade level would be as follows: 51.9 percent in grades K-6; 16.9 percent in grades 7-8; and 31.2 percent in grades 9-12.

Using school district distribution assumptions, the breakdown of these students by grade would be as follows:

Grade Level	Estimated # of Students
K-6	920
7-8	299
9-12	552

Discussion with the school district indicates that the maximum enrollment capacity for elementary, junior high and high schools is 500, 1,000 and 2,000 students, respectively. These figures indicate permanent capacity and do not include additional capacity provided by the use of temporary classrooms. Con

sidering permanent capacity only, build-out of the planning area would result directly in the need for at least one, possibly two, additional elementary schools to house students generated by new development. The School District Board has taken a position that initially two sites should be reserved within the study area. The timing of school site(s) development and need is a matter to be determined by the SMUSD Board of Directors. These schools would be locally-serving facilities located within the College Community proper. The proposed community plan takes this requirement into account by reserving two 10 acre sites in the study area as potential elementary school sites. Development of the planning area would also contribute to the need for one additional junior high and one high school. These would be district-serving facilities located outside of the College Community. The school district indicates that the preferrable location for the new high school will likely be the mid-Twin Oaks Valley area. The Richland and Barham/Discovery areas are being examined as potential locations for new junior high school facilities.

Funds for acquiring and developing the proposed elementary school site could be derived from a number of sources, including:

-Payment of school mitigation fees by developers.
-Dedication of school site acreage in lieu of mitigation fees (a combination of fees and dedication is also a possibility).
-Acquisition of School construction Grants from the State
-Collection and use of S.B. 201 Funds (for temporary structures only)

Should provision of permanent school capacity not keep pace with development, temporary classrooms could be leased from the State at a nominal cost to the School District.

Implications for Planning

Two elementary school sites must be provided within the College Area Community. The school district prefers that the site be located within reasonable walking distance of most of the students. The location and timing of construction are to be determined by the San Marcos Unified School District Board, in conjunction with development thesholds identified in the implementation section of this plan.

8. Parks and Recreation

San Marcos currently has 70 acres of park land in city ownership. In addition, numerous private parks have been included within recent subdivisions; elementary school playgrounds also serve the recreation needs of the community. Palomar Community College also offers a variety of facilities for active recreation.

Although the city owns a substantial amount of park land, much of that land remains undeveloped. Park development is currently a higher city priority than is acquisition of additional park land.

The Parks and Recreation Element of the City's General Plan indicates that 17 acres of park land be acquired within the College Area Community. Recent changes in State Laws require the acquisition of parklands to be related to increased residential populations, which means that 6-12 acres should be set aside.

Implications for Planning

Provision of adequate park and recreation facilities is a high priority within the City of San Marcos. Several policies are specifically directed toward recreation areas to be provided within the College Area Community. The community plan area is expected to have at least 6-12 acres of developed park land with active, multi-purpose play areas. In addition, the proposed Community Plan requires inclusion of a trails system and a system of open space areas. The location of the park(s) is not specified except that the proposed Community Plan recommends that a city park should be located adjacent to the elementary school in the central portion of the valley. Because the city places such a high priority on provision of recreational facilities, the community plan should also encourage individual developers to provide both active recreation areas and areas for more passive forms of recreation.

Acreage devoted to active uses would be developed in a manner similar to the existing City Park at the intersection of Linda Vista Drive and Rancho Santa Fe Road. Passive areas would consist primarily of lawn and open space, with few recreational amenities. Development of the park adjacent to, and concurrently with, construction of the proposed elementary schools would maximize recreational potential and reduce expenditures for playground equipment.

There are two aspects to park cost analysis:

First, how will the necessary park acreage be acquired? The State Subdivision Map Act allows the City to require payment of park fees or the dedication of park space in exchange for development approval. The City may also require a combination of fees and dedication, depending on its park needs. The precise details of a developer's park contribution are normally worked out through negotiations at the subdivision map stage.

Second, how will necessary park improvements be funded? A need for the following types of recreational facilities at such a park site have been identified:

1. One 100'X 100' soccer field
2. Two 300' X 300' softball fields
3. Restroom facilities
4. Snack Bar
5. One 30' X 50' Multi-purpose building

The City's contribution to these recreational improvements could be derived from park fees collected from new residential development (as discussed above). State grants, county funds and other revenue sources, such as,

Mello-Roos Community Facilities District provisions could also be available for these purposes. Given existing park acreage within the City, indications are that the College Area park would not be needed until approximately 750 homes had been built in this community (or until development of the area is 28 percent complete). This projection would allow adequate "lead time" to secure necessary acreage and funding to meet the estimated (1982) $1,000,000 price tag on the proposed park. Construction of 750 homes would provide park fees which could be applied directly to park improvements. These fees would likely be adequate to fund a substantial portion of the required park facilities identified above. Additional development, in conjunction with other monies would then allow for incremental installation of the remaining park improvements.

Public and private open space areas would also be provided with development of the community. Private area, for use primarily by residents of local subdivision, would be funded entirely by the project developers. Upkeep and maintenance of such areas would be assumed by the Homeowner's Association for each tract. Additional public open space areas could include a "strip" park along the creek channel and adjacent to the small lake in the area. Depending upon the nature of development, funding for recreational improvements of these open space areas could come from development or other additional sources.

Development of a pedestrian/equestrian trail network would also be a high priority item realized with development. Such a system would be installed incrementally, primarily by developers, as the community built out.

D. SPECIAL DESIGN CONSIDERATIONS

1. Natural Features

The principal natural features of the College Area Community are the large, relatively flat valley in the central and south central sections of the property and the steep hill/ridge formations extending in a north-south direction along the eastern boundary. Secondary hills and ridges exist in the south central, western and northern sections.

The most distinctive stream valley on the property begins near the northern boundary at Buena Creek Road. It extends southwest through the property, roughly parallel to the western boundary, and leaves the planning area in the west central section. This stream valley has been dammed at several locations to create small ponds.

A second stream drains most of the central section of the property towards the south-central boundary. The course of this stream in the flat valley area is much less distinctive than in the valley to the north.

The southern two thirds of the College Area Community contains most of the gently and moderately sloping land. The northern one-third, which contains

areas of moderately sloping land, is separated from the southern section by a secondary ridgeline with principal access along the stream valley. This landform creates a topographic separation between the northern section and the southern portion.

Implications for Planning

Preservation of the natural features of the property in the development of the College Area Community would be most effective if the intensive land uses were concentrated on the flatter areas. Steep slopes should be reserved for very low density development. The two major stream valleys and a number of secondary drainage courses can form the basis of an open space and trail network. In addition, the trail system can extend to include the small hills and ridgelines on the fringe of the valley. Road crossings of the stream valley should be avoided.

2. Visual Quality

The visual character of the College Area Community is currently dominated by the steep mountains within and in the periphery of the planning area. In the northern section of the property the hills are nearly continuous with a few small valleys and have been extensively planted with avocados. This cultivation gives the northern section a distinctive visual identity. The southern section is uncultivated. The central valley in the southern section with its expanse of grassland and mountain background is the dominant visual form. Other than the avocado groves there is little large vegetation in the College Area Community. Native grasses and brush predominate as a low ground cover. During the spring, much of the plan area is a lush green color; the hills and valley turn brown as summer approaches.

The central valley area has generally higher ground to the north, east and west. This orientation provides a natural entry/exit portal to the south. The relatively flat valley floor slopes, in many areas, to a gradual transition to the steeper mountains. As a result, the plan area has substantial moderately sloping land at higher elevations which surrounds the valley floor. Views from these areas are down into the valley and to the hills and mountains beyond. From these areas the enclosed valley with an entrance corridor from the south is most evident. Views of the valley and portal area are also possible from several small secondary hills to the north and south of the central valley.

Implications for Planning

The preservation of the visual qualities of the valley area in the development of the College Area Community should focus on site planning and landscaping which recognizes the overall visual significance of the valley and not simply that of the individual parcel or tentative map The zone of higher elevation, sloping land at the periphery of the valley floor, should accommodate site

planning approaches in which terrace units maximize views and recognize the view orientation to the valley as a whole.

The major roadway within the entry portal should be a heavily landscaped parkway consistent with its clear visual significance as the College Area Community entrance. The arterial roadway extension into the stream valley in the north section should include a careful review of the roadway design requirements in conjunction with preservation of the stream valley as a new corridor.

3. Energy Conservation and Solar Access

The topographic characteristics of the property and the surrounding land do not interfere with solar access in the plan area. The slopes in the areas probable for development are generally oriented toward the south. This will allow site planning and residential design to make efficient use of solar energy through passive or active systems. The College Area Community Plan can further promote energy efficiency through the design of a circulation system and land use plan which facilitate the use of alternate means of transportation.

The following energy-related items are appropriate for incorporation into the College Area Community Plan:

a. The maximum number of lots feasible should be located with a north-south orientation to allow for solar design opportunities on the rear portions of the residential units.

b. Each of the lots should have overall solar accessibility in excess of the minimum 100 sq. ft. sufficient to make active or passive solar systems possible.

c. If solar hot water is not included in individual residential units, the design of residential units should in no way preclude the addition of these facilities at a later time.

d. The manufactured slopes, berms and screening which are planned should not interfere or reduce solar access to any lots.

e. Individual residential units should be equipped with the following energy conserving devices:

   1. Flow restriction devices on all basic fixtures
   2. Water saver toilets
   3. Energy efficient appliances
   4. Insulation Standard R-11 for walls and R-19 for ceiling and roof
   5. Double-glazed windows

f. The typical ornamental landscaping for the College Area Community should utilize drought resistant trees and plants to reduce irrigation requirements.

g. Drip irrigation systems should be utilized to the extent feasible.

h. The manufactured slope areas should be planted with drought tolerant native and naturalized plant material to minimize irrigation requirements.

PART 2

COLLEGE COMMUNITY PLAN

PART 2

COLLEGE AREA COMMUNITY PLAN

I. INTRODUCTION

The College Area Community Plan is designed to be a comprehensive land use framework for development of the 1,500+/- acre area north and west of Palomar College to the year 2005. The plan is designed to respond to development goals and the con- cerns of residents of the plan area and citizens throughout the city. The plan seeks to balance orderly, compatible development with preservation of environmental quality through a long-range planning process.

The College Area Community Plan is programmed to accommodate approximately 7,400 new residents in the plan area (based on the average number of persons per household as determined in the 1980 Census, Neighborhood Statistics Program, College Area Community). The projected population figures are based upon the above average number of persons per household which is 2.71 for the plan area.

A major component of the plan is the land use map, which delineates the land uses and residential densities deemed appropriate for land within the plan area. The extent and location of each land use was selected based upon a wide variety of factors, including topography, market feasibility, and compatibility with existing land uses nearby. The land use map indicates general development types and densities. Exact configurations of proposed development will be subject to review and approval by the city as they are proposed by individual developers. Such proposals must be in general conformance with the community plan, unless a plan amendment is first approved by the City Council.

The College Area Community Plan also contains a written set of guidelines which direct specific aspects of development. These guidelines have been organized into several "plan elements": residential and commercial land uses, housing, circulation, open space and recreation, public facilities, schools, police and fire protection, and urban design. The policies within each plan element serve to guide development in the community in such a way that community goals are satisfied. Each plan element is designed to accommodate projected growth in the College Area while maintaining environmental quality and fiscal balance.

Following presentation of each plan element, this document specifies techniques to ensure orderly implementation. These include zoning, subdivision and grading guidelines which are tailored specifically to this plan area, and a phasing plan to coordinate development with public service availability. The key to much of the phasing plan lies in financing of public facilities; recommendations for a financial strategy have been included as an integral part of this plan document.

The College Area Community Plan is intended to be a comprehensive but flexible guide to development in western San Marcos through the year 2000. Although the plan contains a far-reaching set of guidelines, it also contains enough flexibility to reflect the changing goals of the community and to allow varying types of creative solutions to planning, landscaping, and architectural challenges.

The plan places the financial responsibility for plan implementation solely on developers and future homeowners. The plan has been designed and programmed to be entirely self-supporting and will not be funded by homeowners outside of the undeveloped portions of the plan area.

II. GOALS AND PLANNING CONCEPTS

A. GOALS

In order to provide for the orderly development of the College Area Community, a series of goals and objectives have been prepared in conjunction with a Council appointed Ad-Hoc Committee composed of area residents, developers and City staff. These goals establish the broad framework for future urbanization. Most concerns involved the issues of traffic, public services and buffering of land uses. Urban design concerns, such as the degree to which the rural atmosphere of the planning area should be retained, were also expressed. The suggested objectives were refined and are offered as the basic goals and objectives of the College Area Community Plan:

1. Accommodate a diversity of residential options, providing residential areas appropriate to a variety of lifestyles, and income levels, while enhancing the physical environment.

2. Encourage attractive commercial development serving the community's day-to-day shopping, services, and recreationalrequirements.

3. Provide public parks and recreational facilities concurrent with need, while preserving and maintaining landscaped and natural open space area.

4. Support educational facilities and programs serving local community needs.

5. Procure and maintain a range of public facilities and services concurrent with community growth and tailored to local requirements.

6. Construct and maintain an adequate system for vehicular, bicycle, and pedestrian circulation within the community, while providing adequate access to the surrounding region.

III. PLAN ELEMENTS

A. LAND USE AND DENSITY

1. Residential Land Use Element

Background: The College Area Community plan has been designed to allow development of housing ranging from relatively low cost density units to more expensive custom homes. These varying residential densities have been located such that land use compatibility is maximized and landform alteration can be kept to a minimum. The plan also incorporates objectives which are designed to enhance neighborhood identity and preserve the aesthetic qualities of the plan area.

The following objectives are provided to guide future growth and development within the College Area Community:

GROWTH

GOALS: To control distribution of growth within the College Area Community according to the needs and wishes of the citizens of the entire area and (to enhance neighborhood identity and preserve the aesthetic qualities of the area.)

a. OBJECTIVE: The College Area Community shall be rural residential with commercial, professional and educational uses.

Policies:

(i) Existing residential streets (including Pacific) shall not be extended to vehicular traffic to accommodate future developments.

(ii) Total density shall be:

UNITS	0 - 300	New dwelling units allowed on slopes 15% and over.
	Up to 2000	New dwelling units on slopes less than 15%.
	400	Santalina Hills Mobile Home Park Units.
TOTAL:	2700	New Dwelling Units

(iii) No development shall be marketed prior to the completion of Las Posas Road and other access roads are developed.

(iv) Rancho Santa Fe Road shall not be extended as an access road.

(v) Residential developments within the College Area Community shall be designed as to not exceed more than 85% of the allowable densities designated on the accompanying land use map.

(vi) The existing and new developments within the College Community shall be buffered by:

(a) Open Space
(b) Open Space corridors
(c) Buffer Zones, etc.

b. OBJECTIVE:

To provide for development of a variety of housing types and densities located to maximize land use, compatibility, and minimizing of land-form alteration.

POLICIES

(i) Residential development within the College Areas Community shall be limited to single family detached dwellings.

(ii) All residential development shall be carefully sited to preserve topography, trees, and other natural features.

(iii) Development shall be concentrated on the most developable, flatter Portions of the site.

(iv) Identifible neighborhoods shall be developed, based upon natural features, access, location, and compatible hearby uses.

(v) Adequate off-street parking for automobiles, boats, trailers, and recreational vehicles shall be promoted.

(vi) Design which minimizes through traffic on residential streets shall be encouraged. Design of all residential streets should include the use of cul-de-sacs and such streets shall feed into collector and arterial roads.

(vii) Commercial and professional uses shall be exclusively located along Mission Road.

GOALS: To ensure that all public facilities are provided to serve future growth without adversely impacting existing facilities and/or residents within the city.

a. OBJECTIVE

To ensure that proper and adequate water and sewer facilities are designed as a coordinated, properly sized unit of each system.

To ensure that growth is accommodated with the College Area Community without placement of an additional financial burden on existing tax-payers of the City of San Marcos.

To ensure that water (both for domestic and emergency use) and sewer services are provided with the plan area concurrent with need.

To develop and implement with the appropriate agencies involved: circulation, school, police, and fire protection, and open space and recreation elements, a master public facilities plan.

To ensure that infrastructure facilities constructed by individual developers within the plan area are compatible and sized properly to allow development as planned throughout the College Area Community.

POLICIES

(i) Individual developers shall be responsible for design and construction of sewage collection facilities.

(ii) Water and sewer facilities serving the College Area Community shall be constructed in accordance with a public facilities plan.

b. OBJECTIVE

To ensure that an adequate roadway network is designed to serve the needs of the College Area Community as a coordinated unit of the city's circulation system.

POLICIES

(i) The future roadway needs shall be established within the College Area Community.

(ii) The responsibility for providing those improvements shall be established by the City.

(iii) The City's overall circulation element shall be updated in response to detailed traffic studies.

(iv) Off-site road facilities which will be needed to serve the plan areas shall be established by the City.

(v) A framework for provision of transit service within the plan area shall be established by North County Transit District.

(vi) The cumulative effects of growth within the College Area Community and surrounding land on traffic circulation in San Marcos shall be mitigated as determined by the City.

c. OBJECTIVE

To ensure that identified school facilities are provided and available to serve the needs of the College Area Community as an integral part of the school district.

POLICIES

(i) Adequate education facilities for residents of the plan area shall be provided by San Marcos Unified School District.

(ii) Adequate classrooms shall be provided by the San Marcos Unified School District.

(iii) The developers and/or landowners shall provide school site(s) within the Community College Area as determined by the San Marcos Unified School District.

(iv) School facilities shall be sited in relatively level areas.

(v) One 10-acre school sites should be located North of Notch/Borden Road adjacent to the proposed 6-12 acre park. A second site location shall be determined by the San Marcos Unified School District. Recreational facilities of the two uses should be shared. Permanent access between the two should be provided.

(vi) The San Marcos Unified School District shall be the vehicle for providing financial planning for the school via State or legislative process.

SOCIO-ECONOMIC

GOAL: To achieve balance and compatibility between land uses to assure the maximum social and economic benefit to the College Community and its citizens.

a. OBJECTIVES

To foster a climate of economic growth and stability by encouraging limited commercial and professional business development in specified areas of the College Community.

POLICIES

(i) Commercial/office-professional development shall be encouraged, actively promoted and limited to Mission Road.

(ii) The commerical center(s) development shall be buffered from adjacent residential development by means of landscaped setbacks, solid fencing and/or overall site design.

(iii) Loading docks, mechanical units, trash collection and storage areas shall be completely concealed from view through site placement and the use of screening materials, and/or architectural features.

(iv) The City shall exercise design control over commercial development in such areas as site layout, building facades, signage, and landscaping.

(v) Trees, shrubs, ground cover and/or landscape berms shall be distributed throughout the commercial developments, especially along street frontages, to break up the visual impact of parking lots and other landscape areas.

(vi) Uniform architectural themes shall be utilized throughout the commercial center(s). The use of design overlay shall be determined by the City.

(vii) Access to commercial center(s) shall be off major arterials and collector roads. Access points shall not be tied into existing College Community residential areas.

(viii) Existing Mission Road access shall be widened to facilitate traffic impact associated with the commercial center(s).

(ix) The City of San Marcos shall be a vehicle for the financing of improvements related to the development of the commercial center per City policy.

(x) A climate of cooperation with Palomar Community College and further educational facilities shall be continued.

(xi) Access to future educational facilities shall be provided by adjacent streets away from main arterials.

(xii) Educational developments, existing and future, shall be buffered from adjacent development by means of landscaped setbacks, and/or berms, solid fencing, and/or overall site design.

b. OBJECTIVES:

To secure construction of adequate water and sewer facilities.

POLICIES

(i) Water and sewer services shall be provided by the appropriate special district as determined by individual district boundaries.

(ii) The appropriate special district shall be the vehicle for financial planning for required water and sewer services.

c. OBJECTIVES:

To secure adequate emergency services and facilities in conjunction with development within the College Area Community.

POLICIES

(i) Adequate emergency services and facilities commensurate with or in anticipation of development shall be provided by the appropriate agency(ies).

(ii) The site of the future fire station should be chosen based upon response time to all areas of the community, ease of access, and potential noise impacts and any fire protection service criteria.

(iii) Storage facilities for emergency water supplies should be constructed in accordance with a public facilities plan for the College Area Community.

(iv) Fire protective services shall be provided by the appropriate agency.

(v) The appropriate agency shall be the vehicle for the financial planning for required emergency services and facilities.

(vi) The developers or landowners shall provide land for a fire station as required by the appropriate agency.

(vii) The use of fire-retardant plantings and building materials shall be employed throughout the community.

c. OBJECTIVE:

To secure police protection for the College Community and to adequately serve new development and existing residents.

POLICIES

(i) The City of San Marcos shall work with the appropriate law enforcement agency to incorporate safety related features into the development of the Community Plan area.

GOAL: To provide within the College Area Community a balance and variety of housing types and styles in accordance with the goals and policies of the city's housing element.

a. OBJECTIVES:

(i) To encourage a variety of housing types.

(ii) To encourage the development of and participation in housing programs.

POLICIES

(i) A variety of housing types should be permitted, ranging from estates to single-family units.

(ii) Residential areas will be located to provide convenient access to public transportation, schools, recreational facilities, employment centers, and shopping facilities.

(iii) Individual housing proposals should utilize specific plan, zoning, planned residential development, and other regulations that assure design flexibility.

(iv) Development within the College Area Community must be programmed to ensure that adequate public facilities and services are available.

GOAL: To encourage quality architectural design and construction of residential units throughout the College Area Community.

a. OBJECTIVE:

To promote and maintain a degree of residential unit design and flexibility which allows for creative planning, architecture and landscape design within common areas, parklands, along roadways, public areas and private developments.

POLICIES

(i) The City should promote the utilization of harmonious residential design features and techniques throughout the community in order to create an overall community atmosphere.

(ii) The City should develop and provide guidelines for grading techniques, subdivision design, and landscaping plans which visually integrate the entire community while maximizing other objectives such as provision of buffer areas and promotion of public safety.

(iii) The City should develop and provide guidelines for aesthetically pleasing street design in which signing, street furniture, landscaping, and street lighting are consistent and promote the overall community concept.

(iv) The developers shall incorporate design standards, workmanship, and materials which are directed toward conservation of energy and water.

(v) Subdivision development and design shall provide for and promote adequate off-street parking for automobiles, boats, trailers, and recreational vehicles.

ENVIRONMENTAL

GOAL: To preserve the College Area Community's rural, natural and unique resources for the benefit of its people.

a. OBJECTIVE:

To protect and enhance the natural resources found within the College Area Community.

POLICIES:

(i) Vernal Pool habitats shall be preserved by setting aside appropriate acreage for conservation.

(ii) Conservation and preservation programs, including biological reserves for identified sensitive habitats, shall govern and guide property development specifically taking into account the environmental impact report with its latest addendums and modifications.

(iii) Open spaces shall coincide with areas exhibiting the highest degree of environmental sensitivity.

(iv) The unauthorized stripping of natural vegetation and removal of mature trees in conjunction with development shall be prohibited.

(v) Plant materials of varying types, forms and density shall be used to obscure and preserve graded slope banks.

(vi) Development should preserve the natural grade of the land.

(vii) Streets within hillside areas shall be designed to follow the natural topography of such areas to create undulating slope banks, preserving visual relief, and to minimize the number and size of cut/fill slopes.

(viii) The slope density and grading ordinances shall be strictly observed.

(ix) The City should develop and implement preservation programs dealing with the riparian area and small lakes located within the plan area.

(x) New development shall preserve and set aside identified, native Southern California grassland habitat locations as a biological reserve.

b. OBJECTIVE:

To preserve air quality and conserve water resources and energy consumption within the College Area Community.

POLICIES:

(i) Low water usage and drought-resistant vegetation shall be used in open spaces, parks, and landscaped buffer areas for both public and private development.

(ii) No industrial or commercial development shall be located within the valley floor nor along its hillsides.

(iii) All development in the College Area Community shall comply with mandated air, water quality regional strategies and standards and energy regulations.

GOAL: To establish open space and recreational areas to serve the College Area Community.

a. OBJECTIVE:

To provide a well integrated system of public open space, developed parks, and public and private recreational facilities.

POLICIES:

(i) A public park shall be developed to serve the active recreational needs of the Community.

(ii) The development of public park and recreation facilities outlined in this plan should be provided by new development and the City.

(iii) New development shall provide for the development and maintenance of private and public parks by acquisition and maintenance districts.

(iv) Site planning for individual residential parcels shall provide for connections to the planned open space system.

(v) A network of equestrian, bicycle and pedestrian trails shall connect greenbelts and parks which shall buffer existing and planning developments within the College Community.

(vi) New development shall provide adequate buffers between adjacent land uses.

B. URBAN DESIGN ELEMENT

Background

The goal of the Urban Design Element of the College Area Community Plan is to encourage high quality design throughout the community, primarily within common areas such as parks and along roadways. High quality design is also encouraged within private developments. This element is intended to draw together and make more specific many of the concepts presented in the other elements of the plan. This element also strives to maintain a degree of design flexibility, in order to allow creative planning, architecture, and landscape design. Utilization of harmonious design features and techniques throughout the community is an important component of the overall community atmosphere. The overall atmosphere of the community is intended to be that of a "naturalized" environment, where large areas of open space offer physical and visual relief from the more urban elements. The semi-rural character of the area is expected to serve as the framework of the urban design element, although specific themes need not be applied to the entire community. To achieve this atmosphere, extensive landscaping and use of "natural-appearing" building materials will be encouraged. Figures 11 and 12 illustrate some of the proposals contained in this element regarding road improvements and the village park.

Objectives

1. To promote the utilization of harmonious design features and techniques throughout the community in order to create an overall community atmosphere.

2. To provide guidelines for gradng techniques, subdivision design, and landscaping plans which visually integrate the entire community while maximizing other objectives such as provision of buffer areas and promotion of public safety.

3. To provide guidelines for aesthetically pleasing street design in which signing, street furniture, landscaping, and street lighting are consistent and promote the overall village concept.

4. To encourage the use of native or naturalized, drought-tolerant plant material in common areas in order to decrease water consumption.

5. To provide broad guidelines for building design, in order to encourage compatibility throughout the community.

6. To establish minimum grading standards so that the aesthetics, safety, and drainage considerations outlined in this plan are maximized.

7. To incorporate high standards of design, workmanship, and materials which are directed toward conservation of energy and water.

8. To coordinate with law enforcement personnel to utilize crime prevention techniques in design and landscaping in all future developments.

9. To support the use of fire-retardant plantings and building materials, particularly in the estate areas.

10. To provide for drought tolerant, low maintenance landscaping of residential streets and open spaces.

11. To promote provision of adequate off-street parking for automobiles, boats, trailers, and recreational vehicles.

12. To encourage design which minimizes through traffic on all residential streets.

Proposals

1. Arterial Roads

   a. General

      (1) The landscape and signing treatment on the arterial roadways within the College Area Community should have a consistent and distinctive character. This can be accomplished through a variety of design techniques including type of plant material used, site planning, massing of landscaping, and design of small prototypical structures or forms symbolizing the College Area Community. Street signs and other traffic control devices should be consistent and compatible with those in other areas of San Marcos.

      (2) Medians should be landscaped with low-maintenance, drought-tolerant plant species. Landscaping should be designed so that roadway safety is not adversely affected when the plantings mature.

      (3) Sidewalks and paved pathways should be of consistent color and texture throughout the community. Materials, color, and textures should be chosen for their durability, appearance, and ease of maintenance as well as for economic considerations.

      (4) Transit stops should be provided and should be similar throughout the community.

      (5) Bicycle racks should be provided near major public areas. Secure racks should be an important component in the design of the commercial and recreational land uses.

      (6) Street furniture, such as benches, lampposts, etc. should be consistent throughout the community.

(7) Street lighting should be designed in conjunction with the police department; fixtues should be chosen to minimize adverse impacts due to light pollution. (Light pollution is defined as the increasing brightness of the night sky which adversely affects operations of regional astronomical observatories.)

b. Las Posas Road from Mission Road to Borden Road

(1) The entrance to the College Area Community at the Las Posas Road/Mission Road intersection should contain a sign or a similar element designating the entrance to the community.

(2) Las Posas Road should be designed as a parkway with substantial landscaping. It should provide a visually high quality entry corridor to the College Area Community.

(3) The design of Las Posas Road should include a landscaped median to emphasize its importance as a primary entrance to the College Area Community.

(4) Curb cuts and intersections along Las Posas Road should be kept to a minimum. Residential clusters on the east and west should have a minimum number of access points to Las Posas Road and should be located at the same point along the road to minimize intersections and simplify turning movements.

(5) The drainage channel on the east side of Las Posas Road should be designed to maximize its landscaping potential, reduce its appearance as a manufactured channel, and enhance the atmosphere of Las Posas Road as a parkway. To the extent possible within engineering requirements, the channel should be grasslined, landscaped, and otherwise treated to present the best visual appearance.

c. Borden Road from Las Posas Road to East Boundary of College Area Community

(1) The design of Borden Road east of Las Posas Road should include a landscaped median similar to that described for Las Posas Road.

(2) The alignment and design of Borden Road through the steep terrain on the east edge of the College Area Community should attempt to minimize cuts and grading. Some variance to standard design should be considered if this results in a reduction or elimination of the environmental impact of the roadway and can be demonstrated as being consistent with public safety requirements.

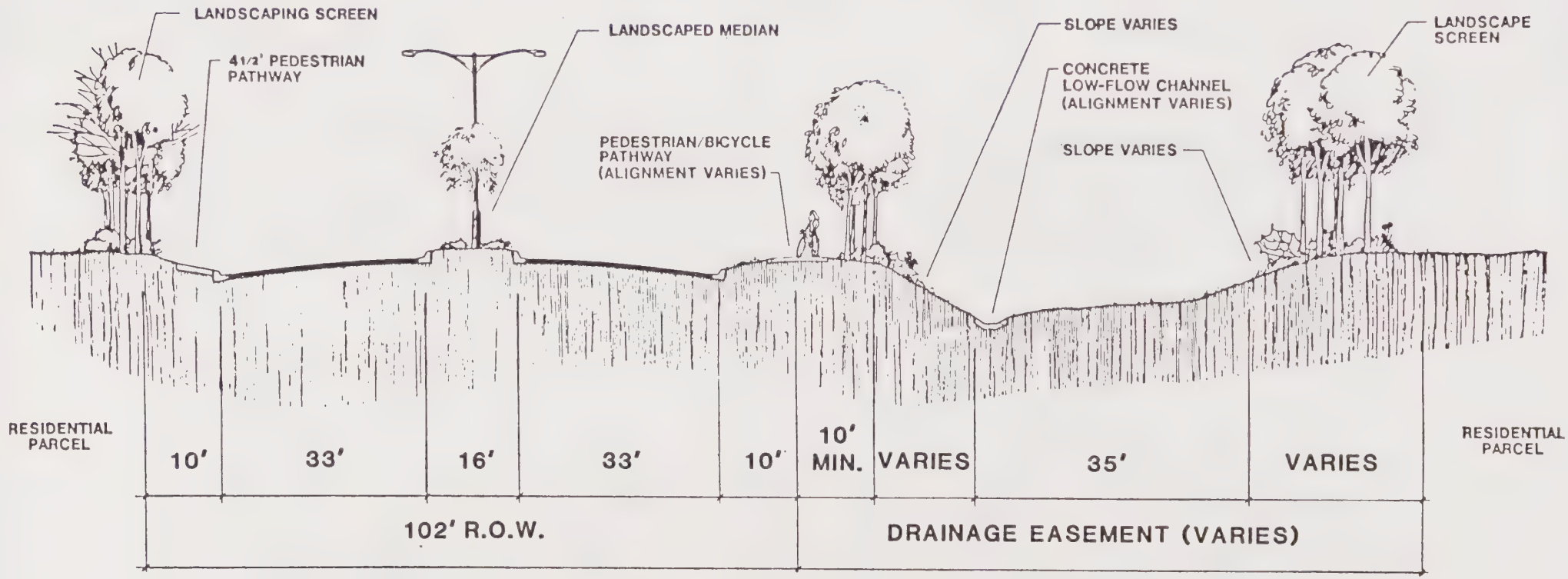


FIGURE 11

LAS POSAS ROAD & VICINITY

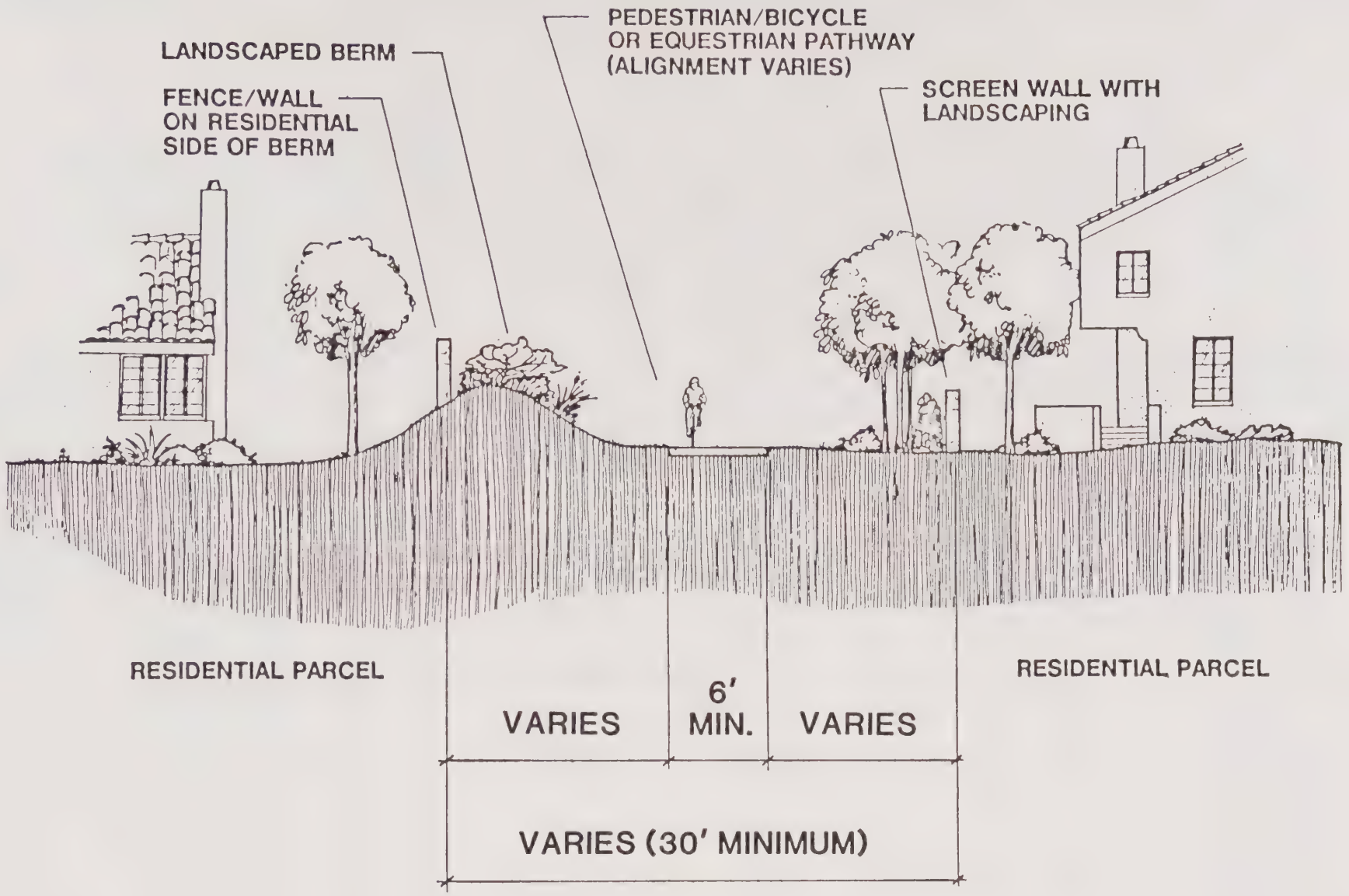


FIGURE 12

COMMUNITY OPEN SPACE CORRIDOR

2. Community Park and Elementary School

a. The community park site and elementary school sites should be master planned and site planned facilities. The resultant plan should focus on establishing a park-school or a school within a park with little or no delineation as to where one begins and the other ends.

b. There should be no physical barriers separating school facilities from park facilities.

c. The major berm and landscaping screen separating the village park and school site should be of sufficient height and opacity to ensure that the park environment will be substantially protected from visual and noise impacts.

d. Access points should be provided through the major berm and landscaping screen to allow pedestrian and bicycle circulation to extend from the residential community to the recreation opportunities of the park.

e. Pathways should be provided within the park to interconnect the recreation facilities and school and also connecting to the open space system extending outward from the park-school into the community.

f. The stream course through the park should be treated as naturally as possible to enhance the atmosphere of the park. Unless unavoidable due to engineering requirements, channelization should not be utilized.

3. Village Open Space and Pedestrian Circulation System

a. The major open space and pedestrian circulation system in the College Area Community should be designed in a consistent manner to ensure the visual continuity of the entire network. This should include the following prototypical design standards:

--pedestrian/bicycle pathway width and construction material and standards.

--equestrian trail width and construction material and standards.

--pedestrian or equestrian bridge design for small stream or swale crossing.

--seating or rest areas design and typical landscaping

--roadway crossings

--signing and graphics; particularly at at points where secondary pathways leading to residential clusters intersect the major pathyways.

b. The major open space system should be designed to be visually an integral part of the site plan and landscaping design of the adjacent residential clusters. Where screening or separation is appropriate, this should be accomplished through landscaping rather than fencing.

c. Where walls or fencing are necessary along the edge of the open space system, this should be designed and landscaped to soften its visual impact.

d. Frequent connections from the open space system into the residential clusters should be provided to afford easy access and enhance the value of the system as a meaningful circulation element in the community.

4. Commercial Center

a. Commercial/retail/office developments should be designed to present high quality fronts (architectual exterior design) to Borden Road, Las Posas Road and Mission Road.

b. Pedestrian and bicycle connections should be made to the northwest and northeast and to the park-school site to the east.

5. Residential Villages

a. Site Planning

(1) The individual residential clusters should present a high quality frontage to the major arterial streets. Continuous rows of residential units backed to the roadways should be avoided.

(2) To reduce through traffic and enhance the individual identity of residential clusters, access points to arterial roadways should be kept to a minimum but consistent with a good circulation pattern.

(3) Internal pedestrian circulation within a residential cluster should be designed to relate to the major network and connect to it at clearly defined points.

(4) Private recreation facilities, available for use only by residents of an individual residential cluster, may be site planned or screened to indicate separation from the public open space system but should relate to the overall open space pattern.

(5) The developer of each subdivision should indicate specifically how the subdivision design is responsive to the overall open space recreation, pedestrian, and bicycle systems of the College Area Community Plan.

(6) The entrance sign to each subdivision should be compatible with others in the area. Project entrance element should be no more than 5 feet in height; lettering and design should be consistent or compatible throughout the community.

(7) Straight through streets should be avoided in favor of streets which are contoured to minimize alteration of existing topography. Cul-de-sacs should be utilized where appropriate.

(8) Clustering should be used where appropriate to maximize the amount of common area available within a development.

(9) Existing subdivision (Palomarcos Gardens, Rexford Vistas, and Granite Road) should be buffered from new development by open space, landscaping, and/or walls.

b. Building Design

(1) Flexibility with regard to building design should be maintained. Individual architects should be allowed to find creative solutions to individual design challenges.

(2) Building heights and setbacks should conform with applicable standards in the zoning codes.

(3) The architectural styles of individual buildings and adjacent enclosures and fencing should be compatible.

(4) Building materials should be fire-retardant. Wherever possible, wood and earth tones should be utilized.

c. Grading

(1) All criteria and standards of the City of San Marcos Grading Ordinance should be incorporated into the development.

(2) Slopes should be designed to appear as "natural" as possible, by use of low, undulating slopes and/or extensive use of landscaping.

(3) Materials should not be extracted for use other than for on-site grading.

d. Landscaping

(1) Landscaping plans should incorporate a variety of drought-tolerant, low-maintenance trees, shrubs, and groundcovers.

(2) Tree species native to California, such as California sycamore (Platanus racemosa) or Engleman oak (Quercus engelmanii) should

be used in preference to non-native such as eucalyptus wherever possible.

(3) The emphasis in landscaping should be on year-round color accents, rich planting of low-maintenance greenery, erosion control, and rapid revegetations of disturbed areas.

(4) When irrigation is necessary, drip systems or other low-water consumption systems should be used wherever possible to minimize water use.

(5) Trees and shrubs should be planted in informal groups rather than in rigid rows or hedges.

e. Signs

(1) All signs which can be seen from public streets should be in proportion to the buildings or activities which they identify.

(2) Earth tones and natural materials should be emphasized in signing.

(3) All signs along pathways and within building complexes should be sized to a pedestrian scale.

(4) Signs which identify neighborhoods and individual developments should be designed as an integral part of the surrounding landscaping, landforms, and fencing.

IV. RELATIONSHIP OF SELECTED CONCEPTS TO GENERAL PLAN ELEMENTS

A. INTRODUCTION

The College Area Community Plan has been designed to conform closely with all elements of the existing San Marcos General Plan. The City General Plan outlines goals and policies which serve as the basis for planning decisions regarding resources, public services, and land use. The College Area Community Plan explains how the proposed plan is expected to conform with each element of the adopted General Plan. Each goal and/or policy of each element is presented and is followed by a discussion of the conformance of the community plan with that goal or policy.

B. RESOURCE ELEMENTS

1. Land Use Element

The purpose of the Land Use Element is to guide the overall development of

the City of San Marcos. By 2000, it is anticipated the City may extend to cover 24 square miles and contain approximately 50,000 persons. The Land Use Element contains goals and policies to guide this future development. The general goals of the Land Use Element, and their relationship to the College Area Community Plan, are as follows:

Goal: To influence and control the rate and distribution of growth within the City in a manner reflecting the needs and desires of its citizens and reinforcing the quality and stability of the community.

Conformance:

The College Area Community Plan is designed and programmed to guide and control the development of this community. The Plan establishes land use patterns, density designations and specific objectives and policies for future growth while retaining the unique character of the plan area. The most intense forms of development, including commercial/office centers, and single-family housing are located in the central, flatter portion of the plan area. Less intense development, such as estate housing, is planned for those land areas with slopes over 15 percent. A multi-purpose park site and school site facilities are to be located within the plan area to serve future and existing residents. Additionally, a permanent fire station will be constructed to serve and protect this northwest quadrant of the City. Equestrian, hiking, and passive recreational facilities will be provided in conjunction with development. The existing agricultural uses in the northern part of the plan area need not be disturbed. Additional opportunity for avocational agriculture will be provided by the large-lot land use designations in the northern and eastern portions of the plan area. To guide any future property owner requests for annexation to the City, the plan specifies land use designations and policies for those areas.

Goal: To achieve balance and compatibility between land uses to assure the maximum social and economic benefit to the City and its citizens.

Conformance:

Within the College Area Community, the commercial/office centers will satisfy some of the existing and projected demand for retail stores and service centers. Provision of such non-residential uses within the plan area will directly benefit the entire city but will be of particular benefit to future residents of the College Area Community since travel distances to such establishments will be reduced. The Plan specifies that such intense uses will buffer the residential units by the use of open space areas, landscaping and building design in accordance with the urban design criteria.

Goal: To ensure the maintenance and enhancement of the community environment through preservation of the City's unique natural and cultural resources for the future benefit and enjoyment of its citizens.

Conformance:

To protect and enhance the natural resources of the College Area Community, the plan provides for the retention of the existing riparian habitat through the use of an open space corridor which separates the central and northern valleys. Planned residential developments would be located adjacent to sensitive environmental habitats and would provide for the extensive use of landscaping, curvilinear streets, and drought-tolerant plant materials.

The Plan, also, contains an extensive open space system which links public and private areas and developments. This system will serve two manin purposes. It will preserve important natural features, such as mountain peaks, water courses and ponds and will provide for both active and passive recreational activities.

Goal: To assure that development will occur only after sufficient public services and facilities have been provided or programmed.

Conformance:

A comprehensive public facilities assessment and program has been prepared as part of this planning process. That information was used as a basis for the public facilities plan required by the City's Public Facilities Element of the General Plan. Additionally, this information has been included in the implementation sections of this document. This process ensures the orderly coordination of development with the availability of public services. The facilities assessment prepared for this plan includes a summary of what facilities would be needed, what the likely costs are, when the facilities are likely to be needed and how they would be funded. It was assumed that developers will be required to provide the needed facilities. Provision of the required facilities must be made prior to construction. At that time, site-specific details and plans for implementation must be presented to the City and various service agencies for approval.

2. Housing Element

The purpose of the Housing Element is:

1. To guide the City in making future housing decisions in order to meet the housing needs of all segments of the community.

2. To ensure the development of an economically balanced community.

3. To protect the unique natural, cultural, and historic features that make San Marcos an attractive place to live.

4. To ensure that all new development is adequately served with public facilities in a timely manner.

5. To preserve the predominantly low-density, rural character of the existing neighborhoods.

6. To encourage the preservation of the existing housing stock in good condition and to ensure that all residents live in neighborhoods free from blight and deterioration.

The College Area Community Plan will provide for a variety of housing types and densities located to maximize land use, compatibility and minimizing the alteration of landform. Residential development will be provided in accordance with planned density designations which range from .125 du's/acre to 8 du's/acre. Average density overall in the plan area would be less than 3 du's/acre in order to achieve the stated total number of dwellings--2,700. Identifiable neighborhoods would be developed based upon natural features, access, location and nearby uses.

Additionally, residential development would be located in the flatter portions of the area away from the hillsides and carefully sited to preserve topography, existing trees and vegetation and other natural features.

Public infrastructure facilities and services are being programmed as part of this planning process. These facilities and services are programmed to ensure that new development within the area are provided with need; are compatible with and properly sized to allow planned development throughout the College Area Community; are provided to accommodate planned growth without placing an additional financial burden on existing residents.

The Plan incorporates a series of policies to preserve and protect the Community's natural and unique resources for the benefit of everyone. Specifically, the Plan calls for setting aside environmentally sensitive habitats for conservation and open space areas to coincide with those areas which exhibit the highest degree of environmental sensitivity.

To encourage and ensure that future and existing residents in the plan area are free from blighting conditions, the Plan calls for the use and practice of creative planning in architectural design of residential units, common areas, parklands, open space areas, along roadways, throughout the private developments and in other public areas.

3. Open Space Element

The purpose of the General Plan's Open Space Element is to identify lands for which some open sapce use is desirable. To achieve this purpose, four

goals were adopted to assist the City of San Marcos in determining where open space uses should be encouraged, required or preserved.

GOAL: To purchase recreational open space in advance of need.

Conformance:

Recreational open space areas have been provided throughout the plan area to accommodate projected needs at ultimate buildout.

Goal: To locate parks in residential areas.

Conformance:

A public park (approximately 12 acres) would be provided near the center of the College Area Community and adjacent to one of the elementary school sites. The park would be centrally located and would be connected to residential areas by an open space/trail system. The park would also serve to separate the residential developments.

Goal: To encourage preservation and enhancement of canyons, mountains and streambeds.

Conformance:

The open space/greenbelt system has been designed to conserve the sensitive canyons, streambeds and mountains. Further sensitivity to these landforms is provided by the plan's concentration of the intense uses to the central valley while allowing the steeper areas to develop only with large lot custom homes.

Goal: To encourage preservation of agriculture, especially in areas not yet subject to urbanization.

Conformance:

The large lot land use designations in the northern and eastern portions of the property will aid in the preservation of existing agricultural uses. In addition, the plan would expand and encourage avocational agriculture in those nortern and eastern portions of the plan area.

There are several policies and objectives included in the Open Space Element which would assist in attaining these goals. The Plan states the methods of implementation for these Open Space Element policies.

Policy:

A network of horse and bike riding trails will be supported and encouraged.

Conformance:

An open space chain would extend along the existing creek, preserving the creek and associated ponds in open space. A riding-hiking trail would be provided and would connect this area to the park site. An open space chain would also extend from the park site down Las Posas Road in association with the earthen channel. A hiking-bicycle trail would be provided. In addition, an open space system would extend from the park, across Borden Road to Owens Peak. A hiking trail would also be provided. Another riding-hiking trail is proposed to extend from the peak and open space chain along the creek to the Twin Oaks Valley area.

Policy:

An open space zoning ordinance will be adopted to protect the steep slopes and flood plains within the city.

Conformance:

The City has adopted a Safety Overlay Ordinance pertaining to steep slopes and floodplains. The College Area Community does not have any officially adopted floodplains. The steep slopes are proposed for estate development in accordance with the Safety Overlay Ordinance.

Policy:

Private open space preservation would be encouraged and rewarded.

Conformance:

The Urban Design Section of the Plan includes general and specific standards and provisions relating to open space. Among these are requirements for buffering of existing subdivisions, as well as provisions for encouraging the retention of private open space, the preservation of sensitive natural resources, and the inclusion of private trail systems. These criteria also encourage clustering to reduce land alteration and to preserve steep hillsides. Developers providing open space would be able to transfer density from the open space areas to other portions of their property.

4. Conservation Element

The City of San Marcos has determined the specific purposes of the General Plan Conservation Element. These are as follows:

(a) To identify environmentally sensitive area so a high open space priority can be placed on these areas.

(b) To provide a better information base for Public Officials and the Planning Staff in making decisions about alternative land use patterns, General Plan and zoning changes, and public facilities.

(c) To identify those many environmental problems which can be overcome by engineering.

The overriding purpose of the Conservation Element is to aid in the subdivision and land development review process, and determine where extra costs must be incurred for the protection of the general public. It is the view of the Planning Staff that the conservation, development, and utilization of natural resources can be successfully synthesized; and that through careful planning and management, the community can utilize and enjoy its environmental natural resources while at the same time ensuring their availability for future generations.

This element does not include any goals, but does set forth several general objectives and policies that relate to conservation.

Objective:

Retain the natural differences of mountains, valley and flood plains in the development of these areas.

Conformance:

The plan recognizes the importance of differences between mountains, valleys and floodplains. Development has been concentrated in the valleys where less landform alteration would be required for development, thus retaining the natural land forms. The steep slopes would be developed with large estate lots and the existing creek would be retained as an open space/park chain.

Objective:

Conserve and enhance present natural elements in order to give the future some continuity with the past.

Conformance:

The large areas designated for estate lots would help retain the overall rural atmosphere of the area. The existing agricultural uses located in the northern part of the plan area should remain, since urban levels of service are planned to be extended to this area. In addition, these areas are designated for very low density residential development (0.125 to 1 unit per acre).

Objective:

Protect public health, safety and welfare as these are influenced by landforms, natural processes and wildlife.

Conformance:

Maintenance and enhancement of landforms, natural processes, and wildlife have been the major emphasis of this planning process. The land use plan includes greenbelts which are suitable for use as wildlife corridors, a biological reserve, preservation of streamside vegetation, and trails to nearby peaks. Landform alteration would be minimized by concentration of the most dense development in the valley area.

Policy:

Encourage preservation of agricultural functions.

Conformance:

Agricultural preservation has been discussed previously in the Open Space element.

Policy:

Adopt and implement a Master Storm Drain and Flood Control Plan.

Conformance:

The City of San Marcos has adopted such a plan and is presently revising it. The Public Facilities section of this plan identifies the storm drain facilities that will be needed for the College Area Community.

Policy:

Discourage unnecessary siltation and pollution of San Marcos Creek, especially because of the effects on Lake San Marcos.

Conformance:

The City's Master Storm Drain and Flood Control Plan includes provisions to assist in protecting Lake San Marcos.

Policy:

Enforce and expand upon codes and ordinances to control building on unstable, expansive or other hazardous soils.

Conformance:

With respect to policies regarding unstable soils and grading, the city requires that grading for individual projects must be reviewed and approved and must conform to the grading ordinance. Additionally, the City has adopted the Uniform Building Code (UBC) for construction activity and periodically reviews and updates this Code to incorporate the latest changes. The UBC provides standards to control building activity on expansive and other unstable soils. Potentially unsuitable areas would either be avoided or would receive remedial treatment during grading.

Policy:

Discourage extraction of ground materials other than for on-site grading.

Conformance:

The Urban Design section of this Plan contains a proposal which discourages such extraction for off-site use.

5. Scenic Highways Element

The purpose of the Scenic Highways Element is to preserve and enhance the appearance of the community as viewed from major roads. This element consists of a series of goals and policies.

Goal: For the present, preserve and protect the view from San Marcos highways and streets.

Conformance:

The guidelines included in the Urban Design Section will ensure that views of the College Area Community from existing and proposed streets will be maintained.

Goal: To correct past conditions, restore scenic qualities along those roads with deteriorated vistas caused by man-made structures.

Conformance:

This goal is not directed at any specific project such as the College Area Community Plan.

Policy:

In the future, upgrade the visual aspects of roadways in San Marcos with trees, shrubs, and groundcover, as well as attractive street furniture.

Conformance:

The Urban Design section contains guidelines that address landscaping and street furniture.

Policy:

The City should classify master plan streets which deserve special scenic highway treatment.

Conformance:

This policy is not directed at any specific project such as the College Area Community Plan.

Policy:

Where possible, without sacrificing public safety, street pavement areas should be reduced or rerouted where they would displace or damage existing mature, healthy specimen trees.

Conformance:

Where possible, the location of mature trees will be considered in determining the exact alignment of road in the College Area Community.

Policy:

The City and State of California should landscape their unpaved street and highway rights-of-way through San Marcos.

Conformance:

This policy is not directed at any specific project such as the College Area Community Plan. The Urban Design section provides landscaping standards for the Master Street system, as well as the local subdivision streets, within the Community.

Policy:

Off-site billboards and unattractive or unusually objectionable signs visible from roadways should be prohibited.

Conformance:

Such items will be prohibited in the College Area Community.

Policy:

The City should not allow junkyards, salvage yards or other visually obnoxious industrial land uses within viewing distance from the freeway or from major highways.

Conformance:

Visually obnoxious uses will not be permitted in the College Area Community. The Urban Design Section of this plan contains guidelines for design and landscaping of residential and commercial uses that will further protect views from major highways within the College Area Community.

Policy:

Street should be planned and developed for maximum exposure of the passing public to scenic natural resources, such as mountains, farms, streams, parks, and historic or landmark buildings.

Conformance:

The preceding policy has been considered in planning the major road corridors in the College Area Community. Please refer to the Urban Design section, as well as the listed Plan goals, objectives and policies.

Policy:

The City should cooperate with the county in implementing its scenic and recreational highways program, and should encourage the county to give higher priority to scenic highways in this area.

Conformance:

This policy is not directed at a specific project such as the College Area Community Plan.

Policy:

Above-ground utilities along main highways should be placed underground as soon as possible.

Conformance:

Where possible, all utilities in the College Area Community will be placed underground.

Policy:

Exposed cut and fill banks should be landscaped with fire resistant plants visually compatible with neighboring areas.

Conformance:

The Urban Design section provides for landscaping graded areas with drought and fire resistant plants.

Policy:

Road acquisitions should reinforce the city's adopted bicycle trail and park-chain networks.

Conformance:

Roads within the College Area Community have been located to enhance and provide access to the park/open space/trail network.

5. Parks and Recreation Element

The purpose of the Parks and Recreation Element is to define future park and recreation needs and potential sites. The element summarizes existing facilities, park standards and methods of acquisition. It also includes a section regarding the College Area Community. This section of the Element notes that, in accordance with existing City standards and in compliance with State law provisions regarding parklands, 12 acres of park land would be needed. This section also notes that open space and parkland should be provided in accordance with the development policies included , which have already been discussed in detail.

Conformance:

The College Area Community Plan generally complies with the guidelines set forth in the Parks and Recreation Element and with recent changes in State law regarding public parkland dedication. The community plan proposes a single 12-acre park. The site would have to conform to other criteria for public parkland. Its location is central with respect to the main residential areas and includes frontage on a major street. The site is flat (less than 10 percent slope) and is at the center of the proposed riding-hiking-biking trail system. Also, it would be located adjacent to an elementary school site; this will increase its utility to the entire community.

C. CONSTRAINT ELEMENTS

1. Noise Element

The Noise Element was adopted to guide the City of San Marcos in making decisions that would reduce the probability of noise becoming a major problem. Toward this end, the following policies were adopted.

Policy:

a. Minimize the interfaces between residential and manufacturing uses.

b. Where such conflicts are unavoidable, noise attenuation measures should be utilized.

Conformance:

Various design criteria relating to business type, building type, and landscaping would also reduce the potential for noise problems. These criteria are discussed in the Urban Design Section.

Policy:

Establish truck routes away from noise-sensitive areas.

Conformance:

Truck routes are not designated on the community plan map. However, the Urban Design Section of this plan requires various types of buffering (landscaping, walls, barriers) to reduce the impacts of noise caused by traffic on the various major streets.

Policy:

Designate special areas as quiet zones for protection of public health and welfare. Noise standards in these areas shall be more restrictive than elsewhere.

Conformance:

This policy does not apply to any specific project such as the College Area Community Plan. Rather, it is a directive to the City.

Policy:

a. Use noise impact as a criterion in decisions of the Planning Commission and City Council.

b. Where such conflicts are unavoidable, Industrial or Commercial land next to Residential land should be put in potential zone so closer scrutiny of noise and other factors can be achieved.

Conformance:

As explained above, the College Area Community Plan is designed to minimize potential noise problems. The Urban Design Section contains specific requirements to assure that such conditions have been anticipated and will not occur.

Policy:

Encourage increased enforcement of noise standards for vehicles by the Sheriff's Department and California Highway Patrol pursuant to the California Motor Vehicle Code.

Conformance:

This policy is not directed at any specific location or project such as the College Area Community Plan.

Policy:

Require a quantitative description of the noise levels and impact area expected to exist at the property line of any proposed facility which would generate significant levels of noise (50% higher than ambient levels). This could be part of the functions of the Department of Building and Safety and the environmental impact statement process for site specific projects.

Conformance:

Noise generation and specific appropriate mitigation would be considered for specific projects within the College Area Community during the environmental review of specific development plans.

Policy:

All builders of facilities in the noise sensitive areas shall submit, along with a quantitative description of expected noise levels, a description of noise abatement or attenuation procedures being utilized.

Conformance:

See the above conformance statement.

Policy:

In the absence of objective measurement devices in the enforcing of noise sections of the zoning ordinance or noise ordinance (71-195), certain characteristics and conditions should be addressed.

The characteristics and conditions which should be considered in determining whether a violation of the provisions of this section exists should include, but not be limited to, the following:

(1) The level of the noise:

(2) The intensity of the noise:

(3) Whether the nature of the noise is usual or unusual for that zone and type of use;

(4) Whether the origin of the noise is natural or man-made;

(5) The level and intensity of the background noise, (also known as the ambient noise level);

(6) The proximity of the noise to sleeping facilities;

(7) The character and zoning of the area within which the noise emanates;

(8) The density of the inhabitation of the area within which the noise emanates;

(9) The time of the day or night the noise occurs;

(10) The duration of the noise;

(11) Whether the noise is occasional, intermittent, or constant; and;

(12) Whether the noise is produced by a commercial or noncommercial activity.

Conformance:

The above would be considered for specific projects proposed for the College Area Community during the environmental review process. If necessary, specific mitigation measures would be required at that time.

Policy:

Off-road vehicles should be restricted within 1000 feet of residences.

Conformance:

Off-road vehicles use would not be permitted within the College Area Community.

Policy:

Use of off-road vehicles shall conform to the law which requires written permission of the property owner and that the vehicle meet requirements of the motor vehicle code.

Conformance:

This policy does not apply to a specific project such as the College Area Community Plan.

Policy:

The City, through the Planning Commission and City Council, should encourage the attenuation of noise by landscaping and embankments.

Conformance:

Although this policy does not apply to the College Area Community Plan, it should be noted that recommendations such as those given above are included on the Urban Design section of this report.

Policy:

Whereas noise is recognized as transcending jurisdictional boundaries, the City of San Marcos supports a Comprehensive Noise Ordinance administered by San Diego County. Any enforcement of this ordinance is appealable to the City Council of the jurisdiction in which the violation took place.

Conformance:

This policy is not directed to a specific project such as the College Area Community Plan.

2. Safety Element

The Safety Element was prepared in order to identify and deal with potential hazards early in the planning process. To this end, four goals were adopted:

Goal: To introduce safety consideration into the planning process in order to bring a minimum loss of life, damage to property, and economic and social dislocation resulting from natural or manmade disasters.

Conformance:

The College Area Community has been investigated for potential hazards such as landslides, earthquake faults and flood hazards. No serious hazards were located. Proper engineering would eliminate the minor problems that could otherwise occur due to runoff and poor soil conditions.

Goal: To increase the safety for persons and property by minimizing preventable disasters.

Conformance:

The College Area Community Plan has been designed to minimize potentially hazardous conditions.

Goal: To reduce the disruptions to vital public and private services during and following a disaster.

Conformance:

This goal cannot be applied to a specific project such as the College Area Community Plan.

Goal: To restore the normal City functioning and activity, promptly and efficiently, following a disaster.

Conformance:

See the above statement.

3. Seismic Safety Element

The purpose of the Seismic Safety Element is to reduce loss of life, injuries, damage to property, and economic and social dislocations resulting from future earthquakes and other geologic hazards. The element consists of a single policy:

Policy:

Local jurisdictions must express explicitly why geologic considerations should provide a major input into the planning process. Established policy will serve as a justification for housing, building codes and land use regulations which are intended to reduce seismic risk. The Seismic Safety Element and geologic information it contains should serve as inputs in the comprehensive urban planning process.

Conformance:

This policy is not directed toward any specific project such as the College Area Community Plan. However, geologic studies have been done and no major hazards were located. Building requirements of the Uniform Building Code would protect against general hazards, such as ground shaking, which could affect all of San Diego County. The City requires detailed geotechnical studies prior to issuance of a building permit.. Adherance to the recommendations of such studies would ensure proper treatment of expansive soils prior to construction.

D. INFRASTRUCTURE ELEMENTS

1. Circulation Element

The purpose of this element is to ensure that an adequate system of roads exists to serve the basic needs of the City of San Marcos. The element contains several goals, policies and objectives:

Policy:

To provide maximum mobility for all persons in San Marcos.

Conformance:

A backbone system of master planned roadways have been identified for the College Area Community Plan. This road system is defined as follows: Las

Posas Road, Borden Road and Palomar Road. The Plan would provide for the upgrading of Las Posas Road as an arterial street with a 102 foot right-of-way and a paved section of 84 feet. Borden and Palomar Roads would be retained as collector streets with 84 feet rights-of-way and paved sections of 64 feet. The Plan would also necessitate changes in the City's Circulation Element and Master Street Plan to resolve conflicts between this Plan and that Element. Additionally, the Plan would eliminate the planned extensions of Rancho Santa Fe Road, north of Mission Road as well as La Cienaga Road; Valley Road and Palomar Road, north of Borden Road. Furthermore, the upgrading and extension of Capalina Road as a collector street/railroad overpass on the Master Street Plan would be provided as an east-west connection between Rancho Santa Fe and Mission Roads.

Policy:

To plan and budget for transportation in advance of need.

Conformance:

The implementation and financing of the needed roads has been identified and addressed in the implementation section of this Plan.

Policy:

To produce recreational as well as functional transportation opportunities.

Conformance:

Bicycle lanes would be provided along Las Posas Road, Borden Road, Palomar Road and throughout the community subdivision streets as a part of the citywide bicycle network. An additional system of interior trails would also be provided to link the residential areas with the community. These trails will generally pass through the open space/greenbelt system described in this document.

Policy:

To reduce the potential adverse impacts of the transportation network on the natural and human environment.

Conformance:

The proposed circulation system is planned to provided an efficient method of moving from one point to another within the College Area Community. The recommendations included in the Urban Design Element will be utilized to ensure that impacts such as noise are insignificant. The road system would reduce or eliminate existing circulation conditions within and in the vicinity of the plan area.

Policy:

Master-planned roads will be built and financed by assessment district; federal, state and county grants; and special revenues to the greatest extent possible.

Conformance:

This policy is not directed at any specific project such as the College Area Community Plan. However, it has been assumed that very few of the above funding sources will be available. Major roads in the Community will be provided in accordance with the public facilities implementation program described in this Plan.

Policy:

Local streets will be built as subdivision or other development occurs by the developers who create the need for said streets.

Conformance:

All local streets within the College Area Community would be paid for by the developers of the various residential developments ultimately constructed.

Policy:

City highway construction will be by the following priorities:

a. Reconstruction of dangerous or over-capacity stretches of highway.

b. Providing access to housing neighborhoods or areas of job opportunities where such places now have substandard access.

c. Providing access to shopping and recreational opportunities or or between communities.

d. Reserving and protecting the environment and minimizing the effects of urban change.

e. Increasing the market value of private property on the urban fringe.

Conformance:

The road system designed for the College Area Community considers the above priorities.

a. The westerly portion of Mission Road is being constructed by the City and is nearing completion of the 102 foot road improvements.

b. Adequate access would be provided to all portions of the plan area, regardless of the category of land use.

c. Streets have been planned to provide an efficient means of movement both within and through the College Area Community to minimize the effects of urban change. Where possible, alignments are shown to minimize grading, to avoid natural channels and to avoid concentrations of sensitive plants.

d. The market value of property within the College Area Community would increase as roads and homes are constructed.

Policy:

The City will rely on a subregional agency, such as the North County Transit District, to provide public transit service.

Conformance:

This policy is not directed at any specific project, such as the College Area Community Plan. However, it should be pointed out that public transportation could easily be expanded into the Community as development occurs.

Policy:

The agency will provide both inter-City and local bus service on a convenient schedule with such short headways as can reasonably be accomplished.

Conformance:

This policy is not applicable to any specific project such as this Community Plan.

Policy:

A network of horse, hiking and bicycle trails will be established before 1976, conforming to the Circulation Element and to the park-chain concept of the Community Plan.

Conformance:

The College Area Community Plan contains a network of horse, hiking and bicycle trails which are described in the Plan.

Policy:

The City will maintain a Master Street Plan that is consistent with the plans of neighboring cities and the County of San Diego.

Conformance:

The City does maintain a Master Street Plan which designates

2. Public Facilities Element

This element provides a framework for a growth management strategy which allows for the logical extension of capital facilities and services as needed.

Goal: To ensure that capital public facility and service needs required to accommodate future growth are provided without unduly adding to the burden borne by the taxpayers and that the facilities built will directly benefit the new residents.

Conformance:

Facilities needs have been assessed in the Public Facilities Element. The cost of these facilities would be borne by the developers, and would be provided in accordance with the provisions contained in the implementation section of this document.

Goal: To ensure that adequate public facilities are provided in a timely manner so that residents, businesses, and other places of employment in existing and developing areas are adequately served with improved public access, parks, schools, water, sewer, fire protection service, and other public services concurrent with or in anticipation of need.

Conformance:

Facilities will be provided as identified in the implementation section of this document.

Goal: To manage the city's fiscal and physical resources and growth so that the demand for new public capital facilities and services does not adversely affect the existing or future residents.

Conformance:

Public facilities needs, methods of financing, and implementation are addressed in the Implementation Section of this document. Development of the College Area Community in accordance with this community plan text will assure services and facilities are provided when needed.

Goal: To manage the city's growth to avoid the potential problems associated with the reduction of tax resources, on-going maintenance, and operational expenditure and the reduced fiscal capability to improve public services.

Conformance:

The College Area Community Plan is based in part on a fiscal analysis prepared by Copley International Corporation. This report, included as a part of the appendix to this plan, assesses the fiscal impact of the community plan. This plan was designed to minimize those impacts.

Goal: To provide incentives for development projects providing for capital facilities and services to new and old residents for the least costs and increased service efficiency.

Conformance:

This goal is directed to the city rather than to any specific project.

Goal: To provide for and recognize the importance of non-residential development to the city's fiscal health. Development applications for non--residential projects shall be reviewed and evaluated with a particular focus.

Conformance:

This goal is not directed towards any specific project. However, the College Area Community Plan provides for a variety of non-residential uses which would provide employment to residents of the area which would reduce vehicle miles traveled and would provide tax revenue to the City of San Marcos.

Besides the above goals, the City's Public Facilities Element also includes policies and objectives. These are reviewed below:

Policy:

That the development, redevelopment or rezoning proposal be consistent with a master public facilities development plan for the general area which has been reviewed by the Planning Commission and adopted by the City Council.

Conformance:

The Public Facilities Element of this document together with the financing and implementation sections, forms the Master Public Facilities Development Plan for the College Area Community.

Policy:

That the development plan includes an implementation section which sets forth in detail measures which will be taken to ensure that needed public services are provided concurrent with need in the development.

Conformance:

The implementation section appears in a later section of this document and should be consulted for the Plan's detailed measures to be taken by development within the study area.

Policy:

That the proponent of the rezoning, development or redevelopment proposal shall present evidence satisfactory to the appropriate body or agency that the required public services will, in fact, be provided concurrent with or in anticipation of the need.

Conformance:

See the Public Facilities, Financing, and Implementation sections respectively. These sections describe the general facilities that will be required but do not include specific agreements between the various service agencies and the individual property owners. Such agreements would be required prior to the start of any development within the College Area community.

Policy:

That the cumulative impacts shall be given strong consideration and mitigation measures included in the approval. Such impacts include, but are not limited to: road congestion, off-site and on-site improvements, drainage impacts downstream, and air quality impact.

Conformance:

Cumulative impacts have been considered in developing the public facilities requirements. A complete discussion of such impacts and mitigation measures is included in the certified Final Environmental Impact Report (on file with the City Planning Department) for the College Area Community Plan.

Policy:

That the Public Facilities Element provides incentives for direct control of development in areas that are fully or partially served by existing public facilities and designated for urbanized development by the Land Use element.

Conformance:

This policy is not directed at any specific project.

Policy:

That the City Council should disapprove a development, redevelopment or rezone proposal which it finds to be inconsistent with the goals and

policies of this element because of the development proposal's location, size or timing.

Conformance:

The College Area Community Plan is consistent with the goals and policies of this element, as has been discussed above. The community plan does require that needed public services be provided as the College Area Community develops. This plan also includes an assessment of needs, determines facilities phasing and methods of implementation, and discussses applicable financing mechanisms.

Policy:

That previously approved development plans, tentative maps, tentative parcel maps, rezone applications, and special use permits for the creation of residential lots remain valid and are unaffected by the policies contained in the Public Facilities Element with respect to basic services regardless of where the approved project is located. Such projects would carry the responsibility for provision of basic services in accord with the original conditions of approval, as well as for development impact fees in effect at the time building permits are issued. This particular policy would not be effective if such prior approvals are rescinded, revoked, expired or become null and void.

Conformance:

There are no previously approved development applications located in the College Area Community that have not been completely built out.

Objective:

To assure adequate road and drainage capacity exists for the project and its cumulative impact. Assure project does not result in the creation or contribution to existing hazards.

Conformance:

The College Area Community Plan has been designed to minimize impacts upon existing storm drain and road systems.

With respect to drainage, the city is presently constructing a master storm drain system. This system was designed to handle eventual urbanization of the College Area Community. Besides developing their own in-tract drainage systems, developers in the College Area Community would be responsible for construction of those portions of the master system located north of Mission Road. These would be constructed in conjunction with Las Posas Road and Mission Road. The final design would be subject to approval by the city's Engineering Department. Developers may also be required to contribute drainage fees. No hazardous conditions would be created or significantly contributed to by development within the College Area Community.

With respect to streets, developers in the College Area will be required to construct all on-site master plan streets and all in-tract streets. They would also be contributing to the off-site construction of several off-site streets and other road facilities. This construction would ensure that no hazardous road conditions would be created or contributed to, and would actually relieve some such conditions that now exist.

More complete discussions of storm drain and road requirements are included in the Public Facilities Section and included in the College Area Community Plan.

Objective: (schools)

To assure the efficient, economical, and timely provision of capital facilities, equipment necessary to serve the proposed project and its cumulative impact prior to approval of said development proposal.

Conformance:

Two elementary school sites have been designated by the San Marcos Unified School District. The sites and facilities could be provided through state funds, developer contributions and/or a combination of these and special agreements. Schools are further discussed in the Public Facilities Implementation Section of this Plan.

Objective: (fire)

To assure the efficient, economical, and timely provision of facilities, equipment, and personnel necessary to serve the proposed project and its cumulative impact prior to approval of said project.

Conformance:

A fire station site has been designated as required. The site, station, and equipment would be provided through fees, developer agreements, assessment districts or any of the methods discussed in the Implementation Section of this document.

Objective:

To assure an adequate sewage disposal system is available and water pressure for domestic and fire flow considerations necessary to serve the proposed project and its cumulative impact prior to approval of project, prior to issuance of building permit.

Conformance:

Water and sewer systems would be provided; the design of these systems and their financing must be approved by the San Marcos County Water district.

Various alternative master systems have been defined in the College Area Community Plan Water and Sewerage Service report prepared by Lowry and Associates and included as a part of the appendix to the Environmental Impact Report for the College Area Community Plan.

Objective:

To assure the provision of land and park and recreation facilities in accordance with the City Park and Recreation Element to the General Plan.

Conformance:

Park requirements have been identified by the City Park and Recreation Department; these are discussed in the Public Facilities Section. The park site and facilities can be provided in a number of ways, including assessment district, developers fees, and negotiated agreements.

V. PLAN IMPLEMENTATION

The College Area Community Plan is a long-range plan that will generally guide development using a series of goals, policies, and objectives. The general location of the various permitted uses is also established through the assignment of land use designations. Because it is a general guide, the community plan does not include specific standards such as building heights, setbacks or grading requirements. Such standards are instead covered through various implementation ordinances, codes, and standards. The purpose of this section is to recommend a program that will permit the implementation of the College Area Community Plan. As such, this section is divided into three parts. The first reviews existing implementation techniques, the second discusses development phasing as related to the provision of public services, and the third discusses the various available methods of financing the necessary public facilities.

A. IMPLEMENTATION TECHNIQUES

1. Zoning

The City of San Marcos Zoning Ordinance is a set of regulations detailing development standards for various land uses within the city. It includes such details as specific allowable uses, yard setbacks, building height, ground coverage limits, and minimum distances between buildings.

Because of the general nature of tbe plan, it is often possible for several zones to be compatible with each land use designation. Table 4 is a matrix showing which zones are compatible with the designations shown on the College Area Community Plan land use map. This matrix covers existing zones and is meant to guide the city and property owners in determining what can be done on any given piece of property. It is probable that new zones will be adopted as the need arises and existing zones will be revised. These zones will be worked into the matrix and applied where feasible throughout the College Area Community.

2. Subdivision

The City of San Marcos Subdivision Ordinance guides the development of specific subdivision design. Instead of setting site specific requirements, the subdivision ordinance sets specific design requirements such as street widths, pipe sizes, and material strengths. The subdivision ordinance also details processing requirements as well as applicant responsibilities. All tentative maps prepared for the College Area Community will be subject to the subdivision ordinance.

3. Grading

The City of San Marcos Grading Ordinance sets standards for land alteration. Among other things, it regulates manufacturesd bank heights, slope ratios, and methods of cutting and placing fill. The ordinance encourages the minimization of grading and the retention of the natural terrain whereever possible. All development proposed within the College Area Community will be subject to this ordinance.

4. Planned Residential Development (PRD)

The Planned Residential Development (PRD) ordinance was developed to facilitate greater creativity and flexibility in the design of residential projects. A PRD is a special use permit that may be granted in any residential zone or in the E-1-20 estate zone. The use of a PRD permits the city to set more specific development criteria unique to each individual project and encourages project proponents to develop designs which are tailored to the topography of the land. Developers should be encouraged to use the PRD procedures in areas where significant natural resources are present, steep topography exists, or where significant cost savings could be realized through the clustering of units.

5. Residential Growth Management

The Residential Growth Management Ordinance (RGM) was developed to ensure that growth does not overburden existing public facilities. Under this program, a project must obtain a certain number of points before it can be approved. The point system in effect considers transportation, open space, natural environment, parks and recreation facilities, schools, and public facilities. All tentative maps proposed for the College Area Community will be subject to the residential growth management program both as it now exists and as it may be revised in the future.

B. PHASING OF DEVELOPMENT

The following discussion outlines the major public improvements that must be implemented in order to provide necessary facilities for the future residents of the College Area Community. It should be noted that these improvements will be financed by the developers of vacant property within the planning area

and therefore will not create a burden upon existing residential property owners within San Marcos. Due to the multiple ownerships that exist within the College Area Community, it is not possible to pinpoint exactly where residential or other types of development will first occur. Rather, the phasing plan lists a threshold level of total numbers of dwelling units or equivalents which will generate the need for specific improvements. These threshold levels and attendant improvements are listed in Table 5 to be found on Page 81 . It is recommended that all improvements described below be the subject of conditions placed on the tentative maps falling within the threshold levels. In this way, necessary improvements will be provided as the community develops and in conjunction with attendant land use develpment. Methods of financing these improvmements are discussed within the Implementation Section.

1. Water

Approximately two-thirds of the College Area Community is located within the San Marcos County Water District (SMCWD). The remaining one-third is located within the Vista Irrigation District (VID). Much of this area is already developed and VID has facilities in place to provide water. Individual projects will have to meet requirements set by VID.

SMCWD does not presently have facilities in place to serve the College Area Community. In order to ensure that water service is available, the following program should be implemented:

a. Prior to any final maps being recorded in the College Area Community, property owners will have to meet with SMCWD or VID to determine which system should be pursued.

b. A backbone system for that portion of the Community Plan area located within the SMCWD or for that portion located within VID will have to be conceptually designed and its construction costs estimated. Phasing, if possible, should be considered.

c. An agreement establishing the method of financing will have to be negotiated. Any individual property owner may elect not to participate in this process. However, non-participating owners will have to become a party to this agreement when they propose development of their property.

d. The above steps will have to be taken prior to recordation of any maps within the College Area Community. In addition, provision will have to be made in the referenced negotiated agreement requiring the developer of those first units to contribute his "fair share" towards the eventual construction of the overall backbone system.

e. Each developer will be responsible for constructing the required "in-tract" water distribution system, as well as any off-site mains required to connect the project to the master backbone system.

2. Sewer

A portion the College Area Community is not presently located within a sewer district. It is anticipated that most development in this area will consist of large estate lots and will utilize septic tanks. Should sewer service be required, annexation to an appropriate district would be necessary.

The southern two-thirds of the College Area Community is located within the SMCWD. Some sewer lines do exist in the southern part of the plan area. The lines could serve approximately 100 additional units. To ensure that adequate sewer service is provided, the following program is rcommended:

a. Prior to recordation of any final maps for the College Area Community, property owners will have to meet with the SMCWD and determine which system should be implemented.

b. A master backbone system for the community plan area should be designed and its construciton costs estimated. Phasing, if possible, should be considered.

c. An agreement establishing the method of financing will have to be negotiated. Any individual property owner may elect not to participate in this process. However, non-participating owners will have to become a party to this agreement when they propose development of their property.

d. The above steps will have to be taken prior to construction of any of the 100 +/- units for which capacity does exist. The developer of the first 100 +/- units will be required to contribute the appropriate "fair share" towards construction of the master system.

e. Each developer will be responsible for constructing the required "in-tract" liquid waste disposal system, as well as any off-site sewer lines or improvements required to connect the project to the master backbone system.

3. Storm Drains

The following implementation schedule is recommended to assure the provision of adequate drainage facilities.

a. Analyze downstream system, both existing and proposed. This will be done by the city when updating the Master Storm Drain and Flood Control Plan. This Master Storm Drain and Flood Control Plan is not currently a part of the City's Five-Year Capital Improvement Program. A developer or developers may elect to do this study, depending upon their own development timing.

b. Determine facilities needed for master backbone drainage system. Again, this may be done by either the city, when revising their Master Storm Drain and Flood Control Plan or by a property owner(s) depending upon the timing of master plan revisions.

c. Construction of the master drainage system for the College Area Community will be done with construction of individual projects, as required by the City of San Marcos.

4. Fire Protection

Fire protection is presently provided by the San Marcos Fire Protection District (SMFPD). The District has indicated they will need a new fire station in order to serve the College Area Community. This new facility will be needed when 750 homes have been constructed. The following implementation program is recommended to ensure that adequate fire protection is provided:

a. Together with SMFPD, finalize the location of the new station, requirements for construction and equipment, and estimate costs. Phasing should be considered to ensure that the needed facility can be paid for by the fees collected. Phasing includes the gradual accumulation of equipment and personnel and the eventual construction of a permanent station. Both steps should be compelled prior to recordation of any maps within the College Area Community.

b. Codes, covenants and restrictions (CC&R's) will be prepared for each development within the College Area Community. The CC&R's will provide for an annual operation and maintenance fee to be collected by the fire district through the Mello Roos Community Facilities Act.

5. Police Protection

Police protection is presently provided by the County of San Diego Sheriff's Department under contract to the City of San Marcos. According to general county standards, the addition of a full-time patrol car will be needed upon build out of the College Area Community. It should be noted that the general standards are based upon overall population and the additional patrol car will be needed as the City of San Marcos expands its population. The additional level of services will therefore be required whether or not increased population occurs within the College Area Community or another area of the City of San Marcos.

6. Schools

The San Marcos Unified School District provides service to the College Area Community. The District has indicated that they may ultimately need two elementary school sites. The elementary school site should be 10 acres in size if located adjacent to a park site.

a. The first elementary school site will be required when the College Area Community contains 406-750 dwelling units. Continuing assistance will be needed for schools constructed off-site until the College Area Community is either built out or the facilities are constructed. The timing of and decision for providing and locating another elementary school site is a matter to be determined by the San Marcos Unified School District Board.

7. Parks and Open Space

The City of San Marcos provides park and recreation facilities. It has been determined that a 12-acre community park facility is necessary to serve the College Area Community.

a. The 12-acre community park will be needed by the time 406-750 dwelling units are constructed within the community. Prior to recordation of any maps within the College Area Community, an agreement should be worked out regarding the facilities needed, methods of provision, and phasing.

b. Private recreation areas will be needed in conjunction with individual subdivisions and PRD's.

c. Open space and trails should be provided in connection with individual tentative maps as generally shown on the College Area Community Plan land use map.

8. Roads

According to the traffic study prepared by Stephen George & Associates, existing designated land uses in the vicinity of the College Area Community and Palomar Community College will generate more daily trips than will development within the College Area Community at total build-out. The responsibility for road improvements associated with community plan implementation and with other development in the vicinity of the community plan area therfore rests not only with the developers of the College Area Community but with Palomar College, other developers, the City of San Marcos, and Caltrans as well.

The phasing of road improvements associated with community plan implementation should be closely linked to the location and density of future land uses within the College Area Community. Since the precise phasing of development within the College Area Community is undetermined at the present time, certain assumptions must be made with regard to the phasing of road improvements. These assumptions are outlined below:

a. It is assumed that the first development within the College Area Community will be located adjacent to Las Posas Road. Construction of Las Posas Road and improvements to Mission Road to accommodate existing and future traffic levels should therefore be the first priorities.

b. Borden Road should be constructed east of its intersection with Las Posas Road as development occurs adjacent to it. Borden Road will certainly be required by the time the elementary school/village park complex is developed.

c. The timing of construction of Palomar Road, the Las Posas Road/SR 78 off-ramps, and other identified road improvements should be closely linked with development south of Mission Road, with any proposed development of the Palomar College stadium and consumer science facility, and with other development in the vicinity as well as with development within the College Area Community.

d. Las Posas Road will serve as the primary north/south corridor for the College Area Community.

e. Initially, all internal roads within the College Area Community should be constructed to half width or two lane width, whichever is wider, by developers of residential property on one side of a road. Commercial, office/professional developments on one side of a road should construct a half-width structural road section with medians, where required by the Circulation Element and City Standards, plus one lane width on the other side of the road. The full width of right-of-way as required by the Circulation Element and Master Street Plan should be dedicated to the City as a condition of final subdivision approval.

Las Posas and Borden Roads (Borden to Palomar Road included) should be arterial highways (102 feet of right-of-way; 4 paved lanes with medians). Las Posas Road shall be 102 feet of right-of-way to the present City jurisdictional boundaries and northerly of this boundary to Buena Creek Road, the ultimate right-of-way shall be 84 feet of with 2 paved lanes connecting to Buena Creek Road. Palomar and Borden, east of Palomar to Twin Oaks Valley Road should be collector highways (84 feet of right-of-way with 4 lanes of width). Right-of-way of four lanes for Las Posas Road, Borden Road, and Palomar Road should, however, be retained prior to development.

9. SUMMARY OF IMPROVEMENTS

Upon review of the preceding analysis of required improvements to facilitate development of the College Area Community, the following summary list of basic requirements is provided (Table 5). Table 5 attempts to indicate at what basic threshold level of dwelling units various improvements will be required. Each of the threshold levels can be considered a development phase. Individual subdivision maps falling within the indicated threshold phase would be required to implement the improvements and necessary agreements prior to recordation of the subdivision map. The table that follows therefore, indicates the threshold number of dwelling units or equivalent dwelling units along with required improvements that must be completed or bonded for, prior to recordation of the maps within the threshold category. In addition, all subdivision maps shall dedicate open space consistent with the Community Plan. School fees shall also be required for both elementary and secondary school facilities. It should be noted that the following list only addresses improvements that must be constructed to implement the College Area Community Plan. It does not addresss those regional improvements that will be the responsibility of several different parties, and whose provision must be coordinated by the City.

C. PUBLIC FACILITY FINANCING

Funding of public facilities for the College Area Community will generally fall into two categories: non-recurring expenditures required for initial construction of capital facilities and recurring expenditures required to operate and maintain those facilities. This section will discuss various financing mechanisms for both types of expenditures.

Due to changing market conditions and the uncertainty of the timing of development, specific financing plans for construction of the required public facilities are undetermined at this time. This section provides information concerning the methods which could be used to finance the various public facilities. Specific financing plans for the provision of public facilities must be provided prior to the recordation of any final maps for development within the College Area Community as discussed in Implementation Section.

1. Capital Facilities Financing

Funding for construction of the capital improvements identified in Phasing of Development, will be provided by the developers and/or property owners within the College Area Community. Several financing methods are available to accomplish this. Any one or a combination of these methods may be used depending upon the type of improvement being constructed. These methods do not rely on City revenues, nor will they require contribution by existing residents of the College Area Community.

a. Direct Developer Contributions: This method would involve direct developer contributions to fund capital improvements. This can be done in several ways. For example, an agency can simply require a developer to construct a needed improvement. For some facilities such as schools or storm drains, the developer(s) would be required to meet with the affected agency, agree upon a conceptual system design and phasing, estimate the cost of that system, and agree upon a method of financing and/or providing that system before the recordation of any maps within the College Area Community. The resulting agreement would require participation of all developers in the College Area Community, even though they may not have assisted in developing the original agreement. This method could also be used for providing the public park and fire station.

   This method of funding has several advantages. Assuming the cooperation of all developers, funding could be provided rapidly, which would ensure the quick provision of needed facilities. Each agreement could be tailored to the specific needs of the developer(s) and the affected agency.

   There are also disadvantages to this method. The initial outlay of funds required to construct the needed facility is generally very

large. For certain facilities, it would not be possible to phase funding over the entire project build-out period, in which case such an initial outlay of funds would be indicated. This method may temporarily eliminate the smaller developers who cannot afford to carry the burden of providing funding for "front end" facilities needed for the entire community. They would have to wait until someone else began construction regardless of whether this is practical from a phasing standpoint. Finally, this method requires some measure of agreement among the various developers and property owners. Disagreement among the various developers and property owners could greatly reduce or eliminate the advantages or rapid provision of funding and facility construction discussed above.

In general, this method is probably not suitable for the provision of large facilities that cannot be phased, such as a major off-site sewer trunk line or sewage treatment plant. It is probably best suited to facilities which can be phased and which require smaller expenditures such as storm drains, portions of some streets, the 12-acre park and the fire station.

b. Assessment Districts: Assessment districts can provide for construction of needed facilities with an equitable distribution of costs. Assessment districts are generally formed in the following manner:

(1) Property owners (51 percent minimum) petition the city or agency requesting that a certain project be undertaken.

(2) The proposed facility is designed and the cost estimated. Each property owner's proportionate cost is determined.

(3) A public hearing is held.

(4) Bonds are sold to pay for immediate project construction.

(5) The facility is constructed. Owners generally pay their share slowly over a number of years.

Assessment districts are beneficial in that they reduce "front end" costs, allowing needed improvements to be constructed. In addition, the boundaries of assessment districts shall be drawn to exclude any existing residents, ensuring that only the owners of vacant land will be assessed for the costs of future capital public facilities.

There are also disadvantages to assessment districts. First, the bonds sold to pay for construction may not yield a high enough interest rate to be attractive to investors. Second, in some cases, the time needed to form such a district can be too long (2-3 years) to make its use feasible. This sometimes occurs when extensive plans are needed as the basis for cost estimates and subsequent assessments.

TABLE 4

Zone Compatibility Matrix
College Area Community Plan

Community Plan Designation	E-1(20)	A-1	A-2	A-3	R-1-15	R-1	R-1-7.5	R-2	O-P	C
Agricultural (0.125-1)	o	x	x	x						
Residential (1-2)	x	o	o	o						
Residential (2-4)	o				x	x	o	o		
Residential (4-8)						x	x	o		
Commercial (C)										x
Office-Professional (O-P)									x	

o - Zone applicable only under special circumstances; findings regarding compatibility must be made by the appropriate city department or commission.

x - Zone compatible with community plan land use designation.

TABLE 5
SUMMARY OF REQUIRED
IMPROVEMENTS

THRESHOLD	NEW DWELLING UNITS	REQUIRED IMPROVEMENTS
1st	0-100	Complete the creation of a Mello-Roos Community Facilities Assessment District for new development. Complete a water and sewer study in cooperation with SMCWD to determine the timing, construction and financing of the backbone system. Prepare and submit for City approval a 100-scale community open space map. Dedicate such open space areas as required by the City. Prepare a park site development and implementation plan for City review and approval. Complete negotiations with the San Marcos Unified School District reserving future school sites, Public Facilities Fees and improvements. Prepare and submit a storm drain study to determine the timing, construction and financing for the backbone system as defined and specified by the City Engineer. Complete the construction of four lanes and medians for Las Posas Road north of Mission Road to the intersection of Borden Road (a.k.a. Notch) in addition to project specific street improvements. Reserve a site for a future fire station.

		Dedicate ultimate rights-of-way for planned roadways and flood control channels.
2nd	101-270	Construct off-site sewer connection.
3rd	271-405	Dedicate public park site.
		Prepare a detail pedestrian/riding trail system plan.
		Construct flood control channel.
		Construct two lanes (of the ultimate improvements) on Palomar Road and Borden Road (to Twin Oaks Valley Road) serving the community.
4th	406-750	Construct public park site.
		Complete a comprehensive traffic study of the existing and planned roadways serving or providing linkage to the College Area Community to determine timing and degree of public roadway improvements needed to serve additional new development within the College Area Community. Said evaluation shall be conducted to the specifications of the City Engineer.
		Complete construction of elementary school site.
		Establishment of permanent fire station and placed into service by completion of the 750 home.
5th	751-1000	Complete widening of Palomar Road from Mission Road to Borden Road to four lane capacity in addition to on-site street improvements.
		Prepare necessary detailed drawings and/or improvement plans for required water storage tank(s) as required by San Marcos County Water District.

6th	1,000-1,800	Construct improvements for water storage tank.
7th	1,801-2,700	Complete linkages for hiking and riding trails system in the community.
		Complete construction of all identified public improvements in the northerly and southwesterly portions of the community.

The foregoing list summarizes major backbone improvements that can be associated with a specific number of dwelling units or their equivalent. However, other improvements will also be required which must be implemented in conjunction with a certain type of development or with development in a certain location. In some cases, the location of a development will modify the threshold at which it might otherwise be provided. Improvements associated with a development type or location are shown in Table 6.

TABLE 6

Summary of Required Improvements
Dependent upon Type or Location of Development

Development Type	Required Improvements
Subdivision, PRD or other housing application	Contribute school fees for off-site junior and senior high schools.
Subdivision, PRD or other housing application	Dedicate open space or public facility site in accordance with community plan.
Commercial center and residential developments	Construct and dedicate Borden Road to four lanes with median.
Palomar College stadium and consumer science facility	Construct Palomar Road
Development along Las Posas and Borden Road corridors	Dedicate ultimate right-of-way and improve two to four lanes with median, depending upon need.
	Dedicate ultimate right-of-way and improve to two to four lanes with median, and construct flood control channel, depending need.
Commercial center	Construct required water tank to assure adequate fire flows

Assessment districts can be used to provide a wide variety of facilities and services. In the College Area Community, they could be used for water, sewer, storm drains, and/or streets.

c. Park Service Districts/Open Space Maintenance Districts: Park service and open space maintenance districts are a type of assessment district and are formed in the same way as are the assessment districts described above. These districts can be set up as two separate districts or a single district can be formed to serve the functions of both. In either case, the district(s) would be operated by the City.

A park service district could be formed to acquire and improve park land (in lieu of developer dedication, improvement or payment of fees). An open space maintenance district would maintain open space amenities above and beyond what is normally provided by the city. Such amenities could include, but are not limited to, street landscaping, open space, greenbelts, trails and other open spaces not routinely included within a community. Maintenance of the 12-acre public park could not be provided in this manner. The provision of the park would benefit the entire city and would be required by the adopted City standards which require parks to be provided in direct proportion to the population. The establishment of a park service district is recommended if the property owners involved cannot agree on any other method of financing.

d. Collection of Fees: The collection of fees upon issuance of building permits is another method of financing capital facilities. This method generally works best for facilities that are provided either quickly or on a continuing basis, such as traffic signals. Because these fees are collected slowly over a period of time, they are usually devalued by inflation before a large enough sum can be generated for a major project such as a sewage treatment plant.

e. Reimbursement Agreements: Under this type of agreement, a developer advances the money for construction of a specific facility and relies upon the affected agency to collect fees from property owners who benefit later from the improvements. Reimbursement agreements could be used to provide most of the facilities required for the College Area Community. They have the advantage of being relatively simple to institute and can ensure that the required facility will be available when needed. The disadvantages of this mehtod are that the initial outlay of funds for construction of the needed facility are large and the funds invested may be greatly devalued by inflation before they are reimbursed.

f. Public Non-Profit Corporations: Public non-profit corporations can be used to provide a wide variety of capital facilities. A single corporation may provide a single plant, such as a sewage treatment plant or several facilities such as major streets, storm drains or railroad overpasses.

Such a public non-profit corporation would be established by the City Council or agency board of directors who would also appoint the corporate board of directors. Once established, the corporation would sell bonds to secure the capital necessary to finance the construction of the needed facility. Once completed, the facility would be leased to the appropriate agency. Payback on the bonds results from lease payments and collection of user fees. The corporation could be eliminated once the facility is complete and the bonds have been retired. The benefits of using this method are several:

(1) The corporation can be set up relatively quickly. Average time required is roughly 2-3 months with an estimated set up cost (for a single facility) of approximately $10,000.

(2) Needed facilities can be provided in a timely manner.

(3) Financing is long-term. Methods of retiring the bonds are not limited by law. The corporate board of directors would make this decision based on the particular circumstances involved.

(4) The corporation need not pay income taxes as long as it operates within the legal definition of a non-profit corporation.

(5) Payback against the bonds can be deferred within the limits of state and federal corporation law.

(6) Costs are not passed on to the general public, but are limited to the area served by the new facility.

The major disadvantage associated with this type of financing concerns the amount of administration and paperwork that may be involved. Additional staff could be required, depending upon the complexity of the corporation. This cost would be regarded as part of the facility cost. This type of financing would, at this point in time, be most appropriate for facilities that require large capital outlays, such as a sewage treatment plant or backbone water system.

g. Conventional Subdivision Financing: Conventional subdivision financing consists of the traditional methods used by developers to acquire funds for new construction. This method will be used by the various developers to finance and construct the specific in-tract improvements needed for each particular project. These improvements include interior streets, local water distribution systems, and individual recreation centers.

h. School Fees: Developers will enter into agreements with the San Marcos Unified School District to pay per unit fees or dedicate land in lieu of payment. These fees will be used to provide the required on-site and off-site schools.

2. Operation and Maintenance

In addition to providing major capital facilities, any long-range development plan must also provide for the long-term operation and maintenance of these facilities. New development must support itself. In order to assess the long-term operation and maintenance costs of new development within the College Area Community, a fiscal impact analysis was conducted by Copley International Corporation (CIC). The analysis is included as a part of the appendix to this document (copy is on file with the City Planning Department) and summarized below.

Assumption used for this analysis included: 2.71 persons per household (based on the average number of persons per household as determined from the 1980 Census Bureau, Neighborhood Statistics Program, College Area Community) and the indicated number of dwelling units planned for the plan area--2,700 with an estimated population of 7,317 additional persons.

Revenues and expenditures include those for law enforcement, public works, building and engineering, and parks and recreation. These cover the major services provided by the city (streets, control of drainage and flooding, and parks). They do not include water, sewage treatment, schools or fire protection. These are discussed later in this section. Based on existing per capita expenditures, i.e., maintaining the same service level in the College Area Community as is now provided to the rest of the City, the annual expenditures for the recommended land use plan were estimated and are shown on Table 7.

TABLE 7

Anticipated Expenditures

Expenditure Category	
Administrative Support	$163,974
Law Enforcement	255,656
Public Works	278,704
Building & Engineering	129,657
Parks & Recreation	220,095
Other	391,313
TOTAL	$1,439,399

Annual city revenues are generally derived from taxes, fees, and fines; revenue from other agencies; gas tax; and revenue from use of money. Annual general fund revenues were calculated by CIC and are shown in Table 8.

Table 8

Anticipated Revenues
At Plan Buildout

Revenue Source	
Taxes	$872,406
Fees & Fines	238,022
Revenue from Other Agencies	272,192
Gas Tax	96,804
Misc. & Other (inclu. Revenue from Use of Money)	64,755
TOTAL	$1,544,179

Based on these figures, it is apparent that total city expenditures in the College Area Community under the final land use plan will be less than the total revenues derived. At complete build-out, net annual revenues would stabilize at total number indicated. Net possible cash flow to the City is approximately $110,000 annually from the build-out of this projected plan.

The San Marcos Fire Protection District has indicated that they cannot provide day-to-day service or maintain the required fire station under the present tax structure. Money for these purposes will be provided through the provisions of the Mello-Roos Community Facilities Act of 1982. They will be collected annually when property tax bills are collected.

The San Marcos County Water District (SMCWD) obtains funds for operation and maintenance from user fees. The San Marcos Unified School District (SMUSD) receives operation and maintenance funds from taxes. Any additional money that is needed is supplied by the state. There are presently no mechanisms available which permit a school district to levy a benefit fee.

In summary, development of the College Area Community will not detrementally affect existing service levels. The City will realize a net increase in revenues, and will collect enough money to cover the services normally provided (for example, street maintenance, park mantenance, and police protection). Mechanisms are already in place to provide such funds for the SMCWD and for the SMUSD. Operation and maintenance funds for the San Marcos Fire Protection District would be provided through the provisions of the Mello-Roos Community Facilities Act of 1982 while money for maintenance of open space, street landscaping, trails, and other similar amenities would be provided by forming an open space maintenance district, lighting and landscaping district or a Mello-Roos district.

COLLEGE AREA

COMMUNITY PLAN

ADOPTED PLAN

NOTE: Residential development shall be designed to not exceed more than 85% percent of allowable densities.

Density Range	X .85 =	Max. Allowable Densities
0.125 - 1 du/ac		0.1 - 0.85 du/ac
1 - 2 du/ac		.85 - 1.7 du/ac
2 - 4 du/ac		1.7 - 3.4 du/ac
4 - 8 du/ac		3.4 - 6.8 du/ac
8 - 12 du/ac		6.8 - 10.2 du/ac
12 - 15 du/ac		10.2 - 12.75 du/ac
15 - 20 du/ac		12.75 - 17.0 du/ac
20 - 30 du/ac		17.0 - 25.5 du/ac

LEGEND

COLLEGE NEIGHBORHOOD BOUNDARY

SAN MARCOS CITY BOUNDARY

SPHERE OF INFLUENCE

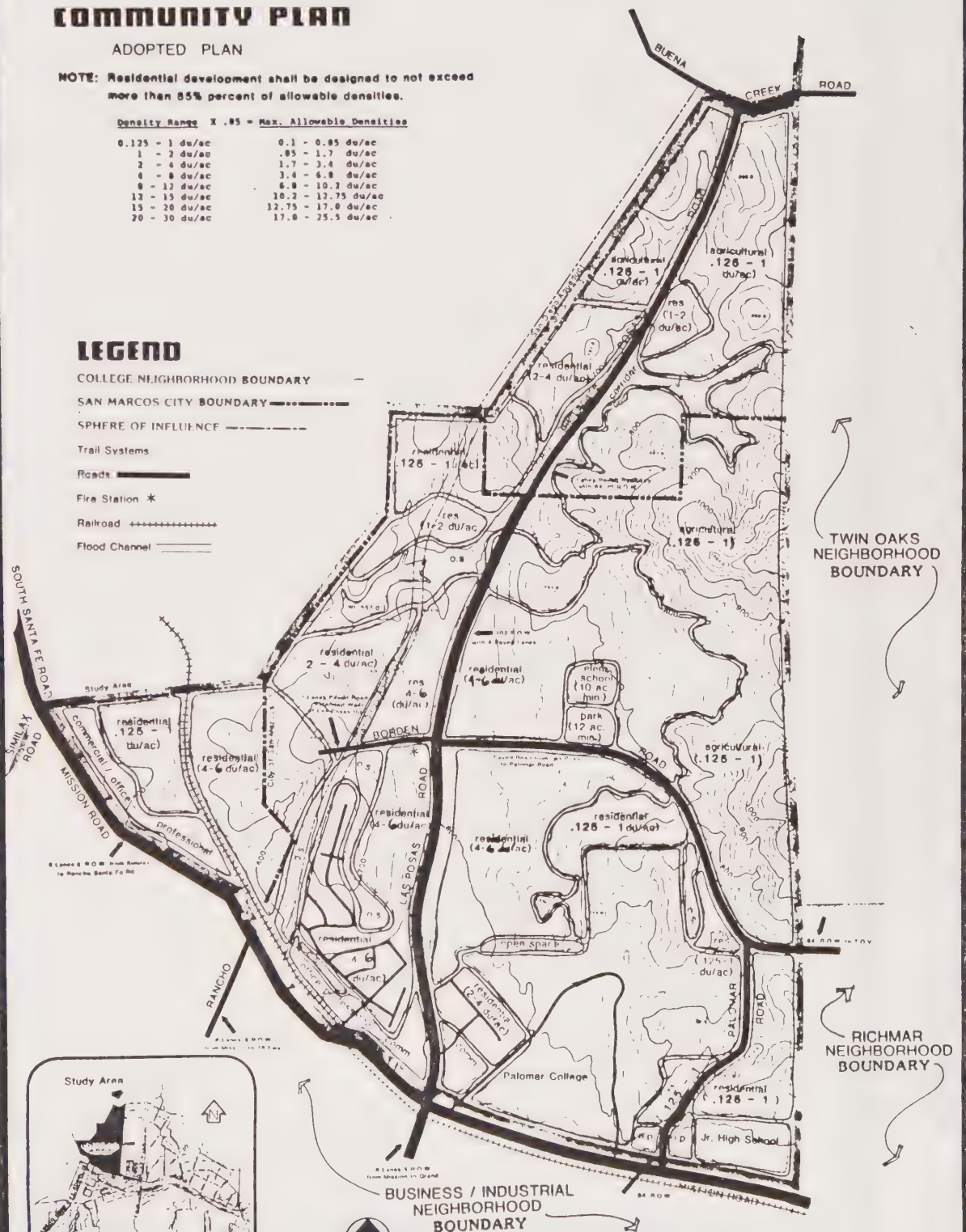
Trail Systems

Roads

Fire Station *

Railroad

Flood Channel



SCALE: 1" - 1600'

Prepared by :
City of San Marcos Planning Department

REVISED 01-07-88

BUSINESS / INDUSTRIAL DISTRICT

6.0 BUSINESS/INDUSTRIAL DISTRICT PLAN
LAND USE GOALS

INTENT:

These goals, objectives and policies are intended to provide a written expression of the future direction and development objectives within the present limits of the City and the designated Sphere of Influence Areas. The City of San Marcos desires to achieve these stated objectives by the year 2005 within a specific area of the City and Sphere area known as the Business/Industrial District. These expressed objectives are a set of policy statements to guide and specify how development should occur within the District as that planning area relates to the entire City. These policies are to be reviewed for conformance at the time of development review or approval by the City.

GOAL: TO ESTABLISH THE BUSINESS/INDUSTRIAL DISTRICT AS THE LOCALE FOR INDUSTRIAL, RETAIL AND SERVICE COMMERCIAL AND OFFICE-PROFESSIONAL USES IN THE CITY; TO PROVIDE FOR ADEQUATE AND DIVERSIFIED HOUSING TO SUPPORT SUCH ACTIVITIES; AND TO PRESERVE AND ENHANCE THE AREA'S NATURAL AND OPEN SPACE RESOURCES.

OBJECTIVES AND POLICIES:

Community Identity:

A. To encourage the development of an identifiable, distinct, and unique urbanized character in the District Planning Area.

1. The commercial area, adjacent to San Marcos Boulevard between Rancho Santa Fe Road and Knoll Roads, should be developed with an "Early California" architectual style and shall be consistent with a "California Village" architectual theme established by the City.

2. "California Village" shall be established and developed as an overlay zone within the District with streetscape, architectural treatment, street furniture, landscaping and pedestrian areas delineated in specific developmental plans.

3. Safe pedestrian access/movement shall be encouraged and provided by private and public development throughout the "California Village" area.

4. The "California Village" area shall be linked to the San Marcos Creek open space corridors and to the City's Linda Vista Park site.

5. The primary and secondary entryways into the District Planning Area should be designed to include a distinctive design treatment which would identify entry into the "California Village" area and into the City proper. Such design treatments should include the combined use of landscaping, lighting, signage, outdoor art and other graphic displays.

6. The Highway 78 corridor shall be designated as a special overlay zone to identify and guide development of the land area adjacent to the freeway as a sensitive and highly visible area. This overlay should identify specific standards calling for special design treatments to buildings, parking areas, landscaping and signage.

Residential:

A. To assure that a variety of residential densities and types are available in designated locations with commercial and industrial activities located nearby.

1. Medium and higher density residential housing shall be located and concentrated in specifically designated areas of the District Planning Area.

2. The unincorporated areas of the District Planning Area shall be designated for estate, low and medium residential densities and development.

3. The land area south of the San Marcos Creek corridor shall be developed in a "planned residential" type of development with open space linked throughout this corridor and providing pedestrian linkage with the commercial areas to the north of the Creek.

B. To ensure that residential development within the District Planning Area is within the projected city-wide market absorption rates and public sevice delivery capacities.

1. Residential developments shall be designed to not exceed more than 85 percent of allowable density designations.

2. The City shall establish a development monitoring system and program to be able to evaluate the impact of new development on public facilities and services.

Commercial:

A. To ensure a diversified, well-balanced and viable commercial base by promoting a full range of commercial activities and development within the District Planning Area.

1. Community and Neighborhood commercial centers shall be located throughout the District Planning Area.

2. "California Village" shall be established as a theme specialty retail and service commercial area along San Marcos Boulevard.

3. Retail commercial uses shall be encouraged to locate within existing shopping centers or in new centers to promote and foster their growth commensurate with the size and type of market (population) area to be served.

4. Retail and service commercial uses shall be encouraged to locate within specifically designated areas along Rancho Santa Fe Road and San Marcos Boulevard in the District Planning Area.

5. Office-professional, industrial and commercial/manufacturing uses shall be concentrated within specifically designated areas of the District Planning Area.

B. To ensure that commercial areas within the District are conveniently located to be efficient, attractive and safe for vehicular circulation and pedestrian usage.

1. Commercial activities and uses shall be located at major pedestrian and vehicular intersections.

2. Auto-oriented commercial areas shall be encouraged to develop in lot depth rather than in width to provide adequate land area for parking, open-air plazas (adjacent to the street) and to accommodate street frontage landscaping and building placement.

3. Coordinate and visually link commercial and adjacent non-commercial areas through the use of landscaped buffers and planter areas, particularly along property lines.

4. Provide adequate land in designated locations for the various types of commercial activities planned for the District, such as office-professional, retail and service commercial, light industrial and medium industrial uses.

5. Commercial buildings shall be designed and located at and along the street frontages with parking located to the rear of the buildings, as well as, allowing such commercial buildings to be located to the rear of the property.

6. Retail commercial uses should be grouped and clustered into retail centers.

7. Buffer commercial uses from surrounding streets and other uses by means of curbs, landscaping, fencing, building design and placement, as well as lot design.

8. Newly designed shopping centers shall be a planned unit setting forth, through a development plan, the standards for landscaping, parking areas, signage, building architectual treatment and public area improvement design consistent with City regulations and established themes.

9. Promote the revitalization and redevelopment of existing uses or businesses to enhance surrounding properties and businesses by the removal or rehabilitation of outdated, nuisance buildings or uses through the use of specific redevelopment programs and activities.

10. Link commercial areas with open space corridors and pedestrian walkways, wherever possible, through project design.

11. Provide for controlled traffic turning movements and vehicular access to and from auto-oriented commercial areas through the use of landscaped medians, signalized intersections, concentrated driveway locations, existing/planned 4-way intersections for the arterial and collector roadways and parallel roadways, such as frontage roads.

12. Discourage the intrusion of incompatible uses in commercial and industrial areas.

13. Promote and encourage the beautification of commercial, industrial and residential developments through site design, control of building location or arrangement, building facades, graded pad elevations, signage and landscaping.

Industrial:

A. To establish the Business/Industrial District Planning Area as the location for industrial development promoting employment opportunities, which will develop an economic base by encouraging the development of modern, attractive industrial parks and areas.

1 Concentrate industrial development between Mission Road, Rancho Santa Fe Road and San Marcos Boulevard, as well as the area east of Poinsettia Avenue between Linda Vista Drive and San Marcos Boulevard (Encinitas Road).

2. Promote and encourage the development of a diversified industrial base, including manufacturing, distribution and warehousing type industries.

3. Provide sufficient land use designations for land areas locations which are adequately served by vehicular arterials, rail lines and all utilities.

4. Promote attractive, high-quality industrial architectural design through the establishment of specific City design standards.

5. Industrial development adjacent to the Route 78 Corridor shall consist of masonry and/or tilt-up concrete construction.

6. Promote the general visual quality and improvement of the City's industrial areas by encouraging professional architectural and landscape designing in conjunction with careful siting of industrial buildings and uses, especially along arterial and collector roadways.

7. Prevent the intrusion of incompatible uses which could reduce the efficiency of industries and potentially impair opportunities for growth, expansion of the City's existing and planned economic base.

8. Require properly designed and adequately improved streets, off-street parking, loading and service areas for all industrial developments within the District.

9. Establish and provide for "commercial-manufacturing" as a new industrial land use designation within the District and other designated areas of the City.

10. Draft and adopt a "commercial-manufacturing", "office-professional" and "planned-residential" zoning classifications to be incorporated into the City Zoning Ordinance. Said zone classifications shall develop and establish development and operational standards for such zones.

11. "Commercial-manufacturing" uses and zones shall be designated and located adjacent to commercial and industrial areas and developments.

12. Noxious, obtrusive or nuisance industries shall be prohibited from the District.

OPEN SPACE:

A. To secure sufficient land as permanent open space to preserve local and regional significant natural environmental characteristics of the District.

1. Establish and designate an open space overlay in conjunction with an underlying development zone to assist the City in protecting, preserving and conserving identified, sensitive environmental habitats and species, natural drainage areas, canyon and hill areas.

2. Preserve and conserve identified unique and natural features, sensitive habitats and species within the District planning area.

3. Establish and develop San Marcos Creek as a continous open space corridor with a continous pedestrian trail and access points linking the District to the Richmar and Lake San Marcos Neighborhoods, as well as linking residential development with the commercial, office-professional and civic uses in the District, the Richmar and Lake San Marcos areas.

4. Establish and develop open space areas and parklands to meet the active and passive recreational needs of the District.

5. Develop and implement plans for existing parklands and facilities to complete planned improvements for the entire site and/or facility.

B. To protect specifically open space areas designated on the Land Use map for the District.

1. Identify and establish the San Marcos Vernal Pool habitat as a local resource conservation area consistent with the County of San Diego regional designation.

2. Develop and implement a comprehensive resource management plan and program for identified resource conservation areas, as well as other sensitive, environmental species and habitats to address community needs and to guide development of designated properties.

3. Promote the preservation of flood plain, natural drainage, canyons and hill areas within the District.

4. Promote and encourage the use of open space easements or other similar instruments to conserve and preserve sensitive species and habitats or conservation areas.

C. To develop and implement an open space plan and program.

1. Control and guide the impact of private development on areas designated as having sensitive qualities.

2. Establish that the implementation of an open space plan and program is a desirable and high priority planning activity within the City.

3. Investigate and establish revenue generating techniques which could assist in accomplishing the goals of an open space plan and program as well as the District Plan.

D. To conserve the natural character of land, water, vegetation and wildlife resources within the District planning area.

1. Require future development to provide site specific designs which would result in a minimum disturbance of existing or natural terrain and vegetation and does not create unacceptable soil erosion conditions resulting in: increased silting effects, creating flooding conditions and/or creating adverse grading or scarring of the lands within the District.

CIRCULATION:

A. To develop a comprehensive local circulation and transportation system consistent with the planned development to link with the regional system and to serve the needs of the residents and businesses of the District.

1. Develop a street hierarchy system designed to serve a specific circulation function and capable of distributing traffic safely and effectively throughout the District with appropriate links to other areas of the City.

2. Develop and implement a priority system of and program for street construction throughout the District.

3. Ensure adequate street traffic capacities by controlling points of access and by restricting on-street parking where deemed necessary.

4. Discourage the use and design of local residential streets to serve as connection for through traffic to and from designated industrial and commercial areas.

5. Establish a street tree planting and landscape program on all major streets with special emphasis on the entrances to the City, street intersections, the "California Village" area and any design themes established by the City, i.e.: Spanish-Colonial in the San Marcos Boulevard Study.

6. Balance site specific land uses and traffic generation to conform with planned circulation system capacities and design in the District.

7. Promote and encourage the use of additional types of mass transit systems to serve the District and City with adequate locations for transit system locations to meet the needs of the City and the District.

8. Develop and implement adequate, efficient pedestrian walkways between pedestrian generators; along or over arterial and/or collector roadways; or in conjunction with mass transit system facilities, especially light rail facilities.

B. To upgrade and expand the road system to facilitate the movement of traffic in an uncongested and safe manner throughout the District.

1. Extend Las Posas Road as a collector from Mission Road to Discovery Street.

2. Provide for additional access to the College Area Community and the Industrial/Business District by encourage and promote the development of a half-diamond interchange at Las Posas Road and Route 78 Freeway.

3. Reclassify Grand Avenue, west of Rancho Santa Fe Road as a local street.

4. Classify and develop Descanso Avenue, west of Rancho Santa Fe Road, as an east-west collector roadway connecting Rancho Santa Fe Road and Poinsettia Avenue.

5. Extend and develop Linda Vista Drive, west of Rancho Santa Fe Road, as an east-west collector roadway connecting Rancho Santa Fe Road and Poinsettia Avenue.

6. Realign Grand Avenue away from the San Marcos Boulevard/Route 78 Freeway interchange and to extend the realigned Grand Avenue, south of San Marcos Boulevard, as a north-south collector roadway to connect with any future east-west extension of Barham Drive.

7. Realign Discovery Street and Grand Avenue intersections with San Marcos Boulevard with approximate "T" intersection configurations.

8. Upgrade the local classification and development of Poinsettia Avenue as an arterial roadway connecting Mission Road (via Smilax Road) and Encinitas Road (a.k.a. Palomar Airport Road and San Marcos Boulevard).

9. Upgrade the local classification and development of Smilax Road as an arterial roadway connecting Mission Road to Poinsettia Avenue to Encinitas Road.

10. Realign Poinsettia Avenue to intersect Encinitas Road with an approximate "T" intersection and consistent with the future extension and development of IMED Drive in the South Vista Industrial Park.

11. Retain and develop Knoll Road as a collector roadway connecting San Marcos Boulevard to Mission Road on the north-east portion of the District boundary.

12. Realign Los Vallecitos Boulevard to intersect with the future development of Knoll Road as an approximate "T" intersection.

BUSINESS & INDUSTRIAL DISTRICT

ADOPTED PLAN

NOTE: Residential development shall be designed to not exceed more than 85% percent of allowable densities.

Density Range	X .85 =	Max. Allowable Densities
0.125 - 1 du/ac		0.1 - 0.85 du/ac
1 - 2 du/ac		.85 - 1.7 du/ac
2 - 4 du/ac		1.7 - 3.4 du/ac
4 - 8 du/ac		3.4 - 6.8 du/ac
8 - 12 du/ac		6.8 - 10.2 du/ac
12 - 15 du/ac		10.2 - 12.75 du/ac
15 - 20 du/ac		12.75 - 17.0 du/ac
20 - 30 du/ac		17.0 - 25.5 du/ac



Prepared by
City of San Marcos Planning Department

SCALE: 1" - 1600'

REVISED 01-06 88

LAKE SAN MARCOS NEIGHBORHOOD

7.0 LAKE SAN MARCOS NEIGHBORHOOD PLAN
LAND USE GOALS

INTENT:

These goals, objectives and policies are intended to provide a written expression of the future direction and development objectives within the present limits of the City and the designated Sphere of Influence Areas. The City of San Marcos desires to achieve these stated objectives by the year 2005 within a specific area of the City and Sphere area known as the Lake San Marcos Neighborhood. These expressed objectives are a set of policy statements to guide and specify how development should occur within this Neighborhood as that planning area relates to the entire City. These policies are to be reviewed for conformance at the time of development review or approval by the City.

GOAL: TO PRESERVE AND ENHANCE THE RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD AS SELF-CONTAINED PLANNED DEVELOPMENTS TO SEEK A DIVERSITY IN HOUSING; TO PROMOTE HARMONIOUS URBAN DESIGN; TO RETAIN THE HILLSIDE AREAS.

OBJECTIVES AND POLICIES:

Community Identity:

A. To coordinate the physical elements of the Neighborhood into an attractive, functional relationship in order to establish and continue the Neighborhood identity.

   1. Retain the established Lake as the focal point and activity center of the Neighborhood.

   2. Specify that the remaining vacant, large land areas develop as planned developments through such vehicles as master plans, specific plans or planned unit development plans.

   3. Promote and encourage the establishment of unique identity for each planned development consistent with the Neighborhood identity.

   4. Coordinate and link the various residential areas with open space features and areas by the use of different types of pedestrian greenbelts.

   5. Retain the surrounding hillsides as a visual backdrop for the Neighborhood and the remaining portions of the City by minimizing visual intrusions along and atop the ridgelines of such hillside areas.

6. Promote and encourage the continuance of a distinctive neighborhood identity through the application of the highest quality design in architecture, landscape architecture and sign graphics.

Residential:

A. To ensure the development of a variety of housing types and densities sensitive to the natural terrain.

1. Concentrate higher residential densities and developments to the flatter portions of the Neighborhood and adjacent to recreational/service uses.

2. Limit the hillside areas to rural residential development with maximum densities of one dwelling unit per acre.

3. Encourage and promote the retention of existing avocado and other type of groves through selective siting of homes and through the use of the density designation of rural residential for the Neighborhood.

4. Encourage innovative housing types throughout the Neighborhood, such as, but not limited to: attached single-family units; duplexes; zero-lot line developments which maximize private open space areas as well as commonly held open spaces.

B. To ensure that residential development occurs within the ability of the City to absorb the projected rates and to not exceed the service capacities of the City and Special Districts.

1. Residential developments shall be designed to not exceed more than 85% of allowable densities designated for the Neighborhood.

2. Establish an on-going development monitoring program to track and assess the impact of residential development.

Commercial:

A. To ensure that commercial centers are conveniently located to efficiently serve the Neighborhood.

1. Concentrate and retain the existing commercial centers and uses.

2. Establish the Neighborhood as local convenience and speciality commercial centers which provide for the convenience shopping and service needs of the existing and future residents.

3. Specify the use of landscaped buffer areas throughout and around the commercial developments to shield and screen such centers from any adjoining residential developments (existing or future).

Open Space/Recreation:

A. To establish an open space network serving as the focal point of the Neighborhood which would incorporate the recreational needs of the residents of the Neighborhood.

1. Establish and develop the San Marcos Creek corridor with an adjoining open space corridor linking the "California Village" area with the Lake San Marcos Neighborhood.

2. Retain the existing Lake area as a passive recreational element for the enjoyment of the Neighborhood residents.

3. Continue the use of the two existing golf courses as a visual and physical separation between existing and future residential developments.

B. To coordinate and designate open space area development and usage with surrounding jurisdictions.

1. Establish the natural drainage canyon south of Encinitas Road (a.k.a. Palomar Airport Road and San Marcos Boulevard) as an open space corridor linked to such similar area within the Cities of Carlsbad and Vista.

Circulation:

A. To facilitate and coordinate the development of the road system to meet the needs of the Neighborhood and to link with the entire Citywide road network.

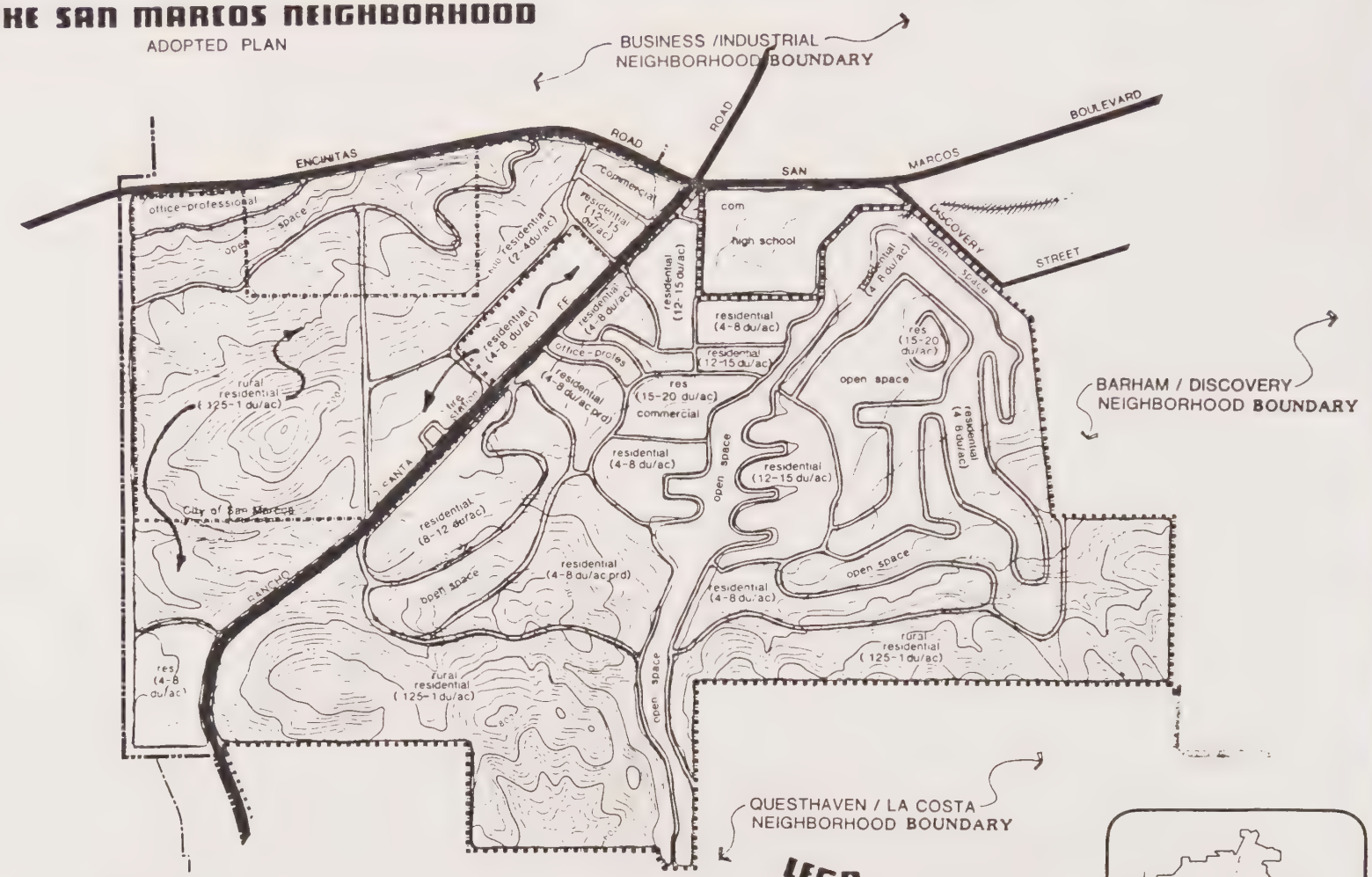
1. Develop a hierarchy of local serving roads to divert and channel Neighborhood traffic to and from the nearby arterial roads.

2. Specify the development of the hillside areas with rural road standards as set forth by the City.

3. Minimize access points onto Encinitas Road (a.k.a. Palomar Airport Road and San Marcos Boulevard) and onto Rancho Santa Fe Road.

LAKE SAN MARCOS NEIGHBORHOOD

ADOPTED PLAN



SCALE: 1" - 1600'

Prepared by
City of San Marcos Planning Department

NOTE: Residential development shall be designed to not exceed more than 85% percent of allowable densities.

Density Range	X .85 =	Max. Allowable Densities
0.125 - 1 du/ac		0.1 - 0.85 du/ac
1 - 3 du/ac		.85 - 1.7 du/ac
3 - 4 du/ac		1.7 - 3.4 du/ac
4 - 8 du/ac		3.4 - 6.8 du/ac
8 - 12 du/ac		6.8 - 10.2 du/ac
12 - 15 du/ac		10.2 - 12.75 du/ac
15 - 20 du/ac		12.75 - 17.0 du/ac
20 - 30 du/ac		17.0 - 25.5 du/ac

BARHAM / DISCOVERY COMMUNITY

8.0 BARHAM/DISCOVERY COMMUNITY PLAN
LAND USE GOALS

INTENT:

These goals, objectives and policies are intended to provide a written expression of the future direction and development objectives within the present limits of the City and the designated Sphere of Influence Areas. The City of San Marcos desires to achieve these stated objectives by the year 2005 within a specific area of the City and Sphere area known as the Barham/Discovery Community. These expressed objectives are a set of policy statements to guide and specify how development should occur within the Community as that planning area relates to the entire City. These policies are to be reviewed for conformance at the time of development review or approval by the City.

GOAL: TO ESTABLISH LAND USES THAT WILL MAINTAIN A BALANCED COMMUNITY BY PRESERVING THE NATURAL RESOURCES OF THE COMMUNITY WHILE PROMOTING HOUSING, EMPLOYMENT, COMMERCIAL, EDUCATIONAL, OPEN SPACE AND RECREATIONAL NEEDS AND DEVELOPMENT OF THE NEIGHBORHOOD.

OBJECTIVES AND POLICIES:

Community Identity:

A. To establish a cohesive community identity which provides opportunities to achieve housing, industrial and commercial development with consistent and compatible architectural design and themes.

1. Retain and maintain the natural ridgelines as a visual and physical backdrop for the Community and the entire City.

2. Utilize heavy landscape treatments to segregate higher density residential developments from adjacent street and lower density residential areas as well as non-residential developments.

3. Develop and implement a program for streetscape landscaping and other treatments to visually enhance and carry out the Community identity.

4. Buffer contrasting residential densities and incompatible developments through the use of architectural and landscaping treatments, open space corridors, special setbacks and other design treatments or standards required by the City.

5. Establish and develop an entry statement(s) identifying the Community at or near the existing or planned arterial or collector roads serving the Community.

Residential:

A. To provide a variety of housing types to ensure the maintenance of the character of the area and to accommodate the needs of the different socio-economic segments of the Community.

1. Establish and designate the hillside areas exceeding 20 percent slope as agricultural with residential densities of one dwelling unit per acre.

2. Provide for the raising of limited agricultural products within the rural residential designation.

3. Encourage special design and placement of rural and estate size lots within the Community boundaries.

4. Provide and designate areas for planned residential developments in identified sensitive habitats and areas. Such planned residential developments shall be designed as clustered units with sensitive areas set aside as a part of open space features or similar preservation elements.

5. Encourage diversity in design and housing types for planned residential developments, such as: zero-lot line housing, patio homes, attached and detached single-family housing.

6. Locate and designate areas adjacent to the planned business park location for medium density residential development.

7. Buffer industrial developments from residential development through the location and designation of higher density residential developments between lower density residential and other non-residential developments.

B. To ensure that residential development is sensitive to the hillside character of the Community.

1. Minimize grading activities to preserve natural features, such as: existing slopes, promontories, ridges and other similar natural features within the area.

2. Designed access roads (other than designated arterials or collectors on the Master Street Plan of the Circulation Element) to meet rural standards and designed to minimize visual impact by utilizing natural contours wherever possible.

3. Establish and implement grading standards which prevent unnecessary grading resulting in scarring of the hillside and in visual impact to the Community.

4. Landscape graded slopes to stablize such areas and to obscure slope baks and drainage facilities. Utilized plant materials shall be of varying forms and density on graded slopes.

5. Encourage the use of native rocks to naturalize man-made flow ditches.

6. Retain and implement standards for grading of natural topographic features which will result in contouring and rounding off of slope banks conforming to the natural grade as much as possible.

7. Create slope banks in the hillside areas which will result in varying gradients which result in a more naturalized appearance.

8. Establish standards for hillside residential subdivisions and their grading activity which shall result in variable slope banks by increasing the horizontal distance to soften standard pad configurations.

9. Encourage the design and use of curvilinear streets in hillside areas to create undulating slope banks for such roadways.

10. Promote the use of innovative architectural and engineering techniques to create structures which suit and blend into the hillside areas.

C. To limit residential development to assist in the preservation and conservation of natural features and resources and to reduce the impact of residential development to the public services and infrastructure.

1. Residential development projects shall be designed to not exceed more than 85% of allowable densities designated on the Community Plan Land Use Map.

2. Pursue and implement an on-going development monitoring program to track and assess the impact of on-going residential development within the Community.

Commercial:

A. To encourage and promote the location and design of commercial development to serve the Community as well as the regional market associated with the 78 Freeway.

1. Designate and develop a freeway and neighborhood commercial site at the Twin Oaks Valley Road/78 Freeway interchange. Said location shall be concentrated at this interchange in accord with the Community Land Use Map.

2. Designate and develop a freeway commercial zoning category which will implement the land use designation and shall limit such uses to those types of freeway commercial uses that serve the motoring public on the 78 Freeway.

3. Designate and develop a neighborhood commercial zoning category which will implement the land use designation and shall implement such uses to serve the Barham/Discovery Community.

4. Access to the neighborhood commercial site shall be limited to Barham Drive, while access to the freeway commercial area shall be restricted to Twin Oaks Valley and Carmel Roads.

5. Establish specific design standards for guiding and governing the development of these future commercial areas.

Industrial:

A. To establish a business identity which maximizes its location adjacent to the 78 Freeway corridor.

1. Designate and promote the development of a 100 acre "Business Park" adjacent to the 78 Freeway.

2. Establish and set forth standards for the master planning and development of the designated "Business Park" to incorporate design concepts which would result in a campus-like setting with significant landscape setbacks and compatible buildings design. Master planning of the 100 acre "Business Park" site shall be

done in conjunction with the City's Specific Plan process.

3. Design and layout of the "Business Park" shall be done to retain as much of the natural terrain and topographic character as possible.

4. Develop zoning standards to address the "Business Park" land uses which shall be devoted to research and development as well as high technology type uses, light industry, warehousing and service industries (service industry would exclude such uses as contractor storage yards, automobile or truck repair and/or equipment rental yards and other similar businesses).

5. Design of the "Business Park" shall incorporate the entire 100 acres as a planned unit development and shall be oriented towards the freeway and away from existing and future residential areas of the Community.

6. Develop and implement design standards for the eventual development of the "Business Park" area.

7. Promote the visual quality and improvement of the Community and its industrial areas by encouraging the application of professional architectural and landscape architectural design treatments in conjunction with City design standards and site specific location.

8. The Highway 78 corridor shall be designated as a special overlay zone to identify and guide development of the land area adjacent to the freeway as a sensitive and highly visible area. This overlay should identify specific standards calling for special design treatments to buildings, parking areas, landscaping and signage.

9. Prevent the intrusion of incompatible industrial uses which would reduce the efficiency of such areas and the "Business Park" location.

10. Establish standards for upgrading and requiring industries to provide proper screening, landscaping areas throughout the site and along the site perimeters and to provide buffer strips adjacent to residential areas at the time of development. Such newly created standards shall consider and include provisions for:

A). Industrial landscape standards shall be revised to incorporate the use and requirement for landscaping along and throughout the site and property perimeters.

B). Standards for mechanical units on rooftops shall be revised to incorporate the requirement for completely enclosing such units as a part of the total building or structure architectural design.

C) Standards for additional landscape buffering shall be developed as a part of the Citywide Design Manual to address and screen industrial areas from adjacent residential areas.

D) These standards are to be available to development during their initial and individual planning and architectural design efforts. The City shall work closely with individual developments during the design phase to assist in the implementation of these and other City policies and regulations.

Open Space/Parks/Recreation:

A. To establish an open space hierarchy which will provide recreational and educational facilities and opportunities serving the Community.

1. Identify and promote the development of two public parks, at least 15 acres in size, within the Community to serve the residents. Actual park sizes shall be determined at the time of development design and review and shall be based upon applicable local and State standards regarding parklands.

2. Develop both parks as passive and active centers serving the Community and the entire City as an integral part of the overall City parkland system.

3. Require residential projects to design and develop pedestrian and bicycle accessways linked to the eventual park sites designated within the Community Plan.

4. Planned residential developments with private park and open space areas shall provide for linkage to the public park system wherever possible to produce an integrated network of private and public park/open space areas.

5. Planned residential developments may provide private park areas, in accordance with City requirements, to serve the recreational needs of the residents.

6. Review and accept, where appropriate and deemed necessary by the City Council, offers of dedication for open space easements which contain identified, sensitive or endangered biological or animal species.

B. To ensure the preservation of natural resources identified as part of the Community.

1. Designate and establish the Mount Whitney/Double Peak Resource Conservation Area as an overlay zone for the intent of preserving and conserving sensitive species while allowing for development in accord with the Community Plan designations.

2. Develop and institute specific development guidelines for Resource Conservation Areas.

3. Limit agricultural activity within the Mount Whitney/Double Peak Resource Conservation Area.

C. To provide for the timely implementation of the Community's open space and park program.

1. Require dedication of designated parklands as a part of residential development within the Community.

2. Collect appropriate fees for parkland development in accordance with City and State requirements and/or accept lands for park development.

Circulation:

A. To develop and implement a community circulation network that will serve the needs of the residents and link with the overall City circulation network.

1. Designate the extension of Barham Drive west of Twin Oaks Valley Road as an arterial roadway on the City's Circulation Element to link-up with the realignment of Grand Avenue, Discovery Street and East Barham Drive.

2. Delete La Moree Road as a designated collector road on the City's Circulation Element and Master Street Plan and establish La Moree Road as a local street in accord with City standards for such a street.

3. Design the intersections of all designated roadways within the Community Plan area as "T" intersections.

4. Designate the extension of Twin Oaks Valley Road as an arterial road on the City's Circulation Element to link-up with Questhaven Road providing additional future access to the Questhaven/La Costa Meadows Community planning area.

5. Complete revisions to the City's Circulation Element to incorporate the changes to the Community and City-wide circulation network.

6. Incorporate street design standards to control points of access and to regulate any allowable on-street parking as well as protect street traffic capacities.

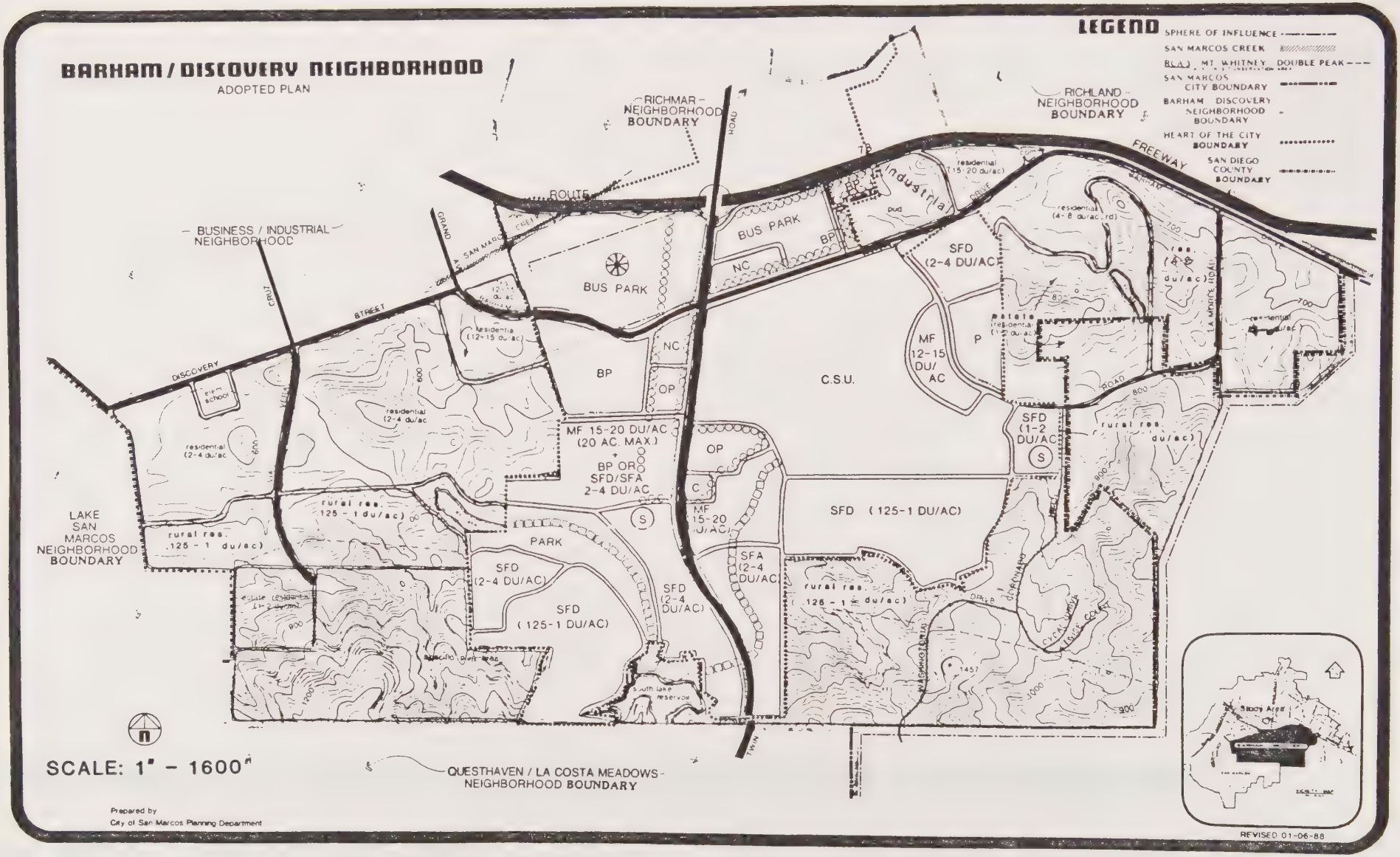
7. Designate and develop Twin Oaks Valley Road/78 Freeway as a full diamond interchange.

8. Designate and implement the realignment of Carmel Road to accommodate the future construction and alignment of the freeway ramps.

9. Designate and establish Barham Drive <u>and Hill Street</u> as a separation between residential development and industrial/commercial developments.

BARHAM / DISCOVERY NEIGHBORHOOD

ADOPTED PLAN



NOTE: Residential development shall be designed to not exceed more than 85% percent of allowable densities.

Density Range	X .85 =	Max. Allowable Densities
0.125 - 1 du/ac		0.1 - 0.85 du/ac
1 - 2 du/ac		.85 - 1.7 du/ac
2 - 4 du/ac		1.7 - 3.4 du/ac
4 - 8 du/ac		3.4 - 6.8 du/ac
8 - 12 du/ac		6.8 - 10.2 du/ac
12 - 15 du/ac		10.2 - 12.75 du/ac
15 - 20 du/ac		12.75 - 17.0 du/ac
20 - 30 du/ac		17.0 - 25.5 du/ac

RICHMAR NEIGHBORHOOD

9.0 RICHMAR NEIGHBORHOOD PLAN
LAND USE GOALS

INTENT:

These goals, objectives and policies are intended to provide a written expression of the future direction and development objectives within the present limits of the City and the designated Sphere of Influence Areas. The City of San Marcos desires to achieve these stated objectives by the year 2005 within a specific area of the City and Sphere area known as the Richmar Neighborhood. These expressed objectives are a set of policy statements to guide and specify how development should occur within the Community as that planning area relates to the entire City. These policies are to be reviewed for conformance at the time of development review or approval by the City.

GOAL: TO ESTABLISH AND ENHANCE THE SPECIAL CHARACTER OF THE RICHMAR NEIGHBORHOOD AS THE CENTER FOR THE CITY SERVING AS THE FOCAL LOCALE FOR CIVIC, CULTURAL, MULTI-FAMILY, TRANSIT FACILITIES AND OPEN SPACE ACTIVITIES AS WELL AS PROVIDING A SOCIAL AND ECONOMIC BALANCE OF HOUSING AND HUMAN ACTIVITIES.

OBJECTIVES AND POLICIES:

Community Identity:

A. To locate a civic and cultural center within the Neighborhood to create and enhance the overall imagery and coherence of the City.

   1. Establish a location for civic center activities within the Neighborhood to serve the residents of the Neighborhood and the entire City.

   2. Promote the integration of retail, office and governmental services within a designated civic center type complex.

   3. Identify and develop a central open space area within the Neighborhood to serve the recreational needs of the Neighborhood and to promote the image of the Neighborhood as a focus area for the entire City.

B. To create an identity for the Neighborhood by promoting attractive and planned unit developments which provide integrated functions and serve the Neighborhood needs.

1. Identify and establish a civic/cultural center location within the Neighborhood to serve the Citywide residents.

2. Establish design standards to guide and govern the development of selected civic/cultural locations by specifying architectural treatments, landscape areas, building locations and bulks, setbacks, access, parking area locations and signage. Architectural standards shall incorporate harmonious exterior treatments which blend together design elements of an Early California theme.

3. Specify the use of Specific Plans for the civic/cultural locations to address and implement the created design standards.

4. Design standards for a civic/cultural complex shall include, but not limited to: courtyards, plazas, a system of interconnected walkways, fountains, locations for outdoor art and display areas for exhibits, people-oriented with secondary emphasis on vehicular access, a special landscape palette, provide open space linkage with other planning areas of the City. Said location shall be symbolically identified by the use of an identified vertical element or feature, such as: a campanile or clock tower.

5. Identify and establish a "civic space or place" for special gatherings and performances to address the cultural needs of the City.

6. Establish an overlay zone for the identified civic/cultural location to guide and govern the design treatment and development of such a complex.

Residential:

A. To encourage and provide residential development that is characteristic of and consistent with the Neighborhood focus as a civic/cultural center for the City.

1. Locate higher density residential development within the Neighborhood in accordance with the Land Use Map designations.

2. Link through project design residential areas by the use of open space areas and pedestrian access, especially along the San Marcos Creek corridor.

3. Locate residential designations in close proximity to public transportation, civic/cultural uses and locations.

4. Encourage the consolidation of substandard lots and lands through the use of the redevelopment process, wherever possible and practical.

5. Encourage and promote the construction of housing to address the needs of senior citizens, first-time home buyers and low/moderate income persons.

B. To preserve existing housing stock within the Neighborhood while achieving adequate housing for diverse age groups and incomes.

1. Discourage the conversion of apartments or other rental units to residential condominiums so long as the vacancy factor in apartments and other rental units is less than that for owneroccupied housing units.

2. Promote the construction and development of rental units within the Neighborhood to provide affordable housing to address the needs of the City.

C. To promote quality design of residential developments and to achieve attractively designed developments sensitive to the environmental and physical characteristics of the site.

1. Discourage through traffic as a means of assuring separation of auto traffic from residential areas.

2. Encourage the improvement, maintenance and beautification of residential areas through a program of street tree plantings.

3. Enhance City policy that all utilities be placed underground in new subdivisions; consider adoption of procedures to convert existing overhead lines to be placed underground and to develop regulations to address the undergrounding of existing overhead lines.

4. Design residential projects to avoid fronting on arterial or collector roads.

5. Buffer residential areas from commercial and civic/cultural activities by use of landscaping, lot and building design and open space location.

6. Develop the knoll area in the northwest quadrant of the Neighborhood as "planned residential developments".

D. To ensure that residential development can be accommodated by the public service system capacities for such projected growth.

1. Residential development projects shall be designed to not exceed more than 85% of allowable densities designated on the Community Plan Land Use Map.

2. Pursue and implement an on-going development monitoring program to track and assess the impact of on-going residential development within the Community.

Commercial:

A. To provide commercial areas to serve the concentration of residential densities designated within the Neighborhood Plan.

1. Freeway commercial uses shall be located adjacent to the 78 Freeway at Twin Oaks Valley Road and at San Marcos Boulevard.

2. Designate areas for neighborhood commercial uses at locations bounded by Mission, Pico, San Marcos Boulevard and Twin Oaks Valley Road.

3. Identify and establish areas suitable for commercial-manufacturing within the Neighborhood, especially the area located at the intersection of Rancheros Drive and Valpreda Road. These areas would serve to provide a transitional land use between the designated retail commercial and industrial areas of the City.

4. Concentrate and locate office-professional uses adjacent to the civic/cultural center location to serve as support service to governmental and civic functions within the Neighborhood.

5. Encourage and promote the location of after-hours entertainment uses adjacent to or within the civic/cultural center complex to assist in the creation of varied social and cultural events and activities for the Neighborhood, as well as the entire City.

B. To maintain and promote a harmonious architectual style and design which provide a visual continuity and character that creates a civic/ cultural center.

1. Design and develop building and other structures to incorporate a design and architectural motif which adheres to the standards and themes developed by the City.

2. Promote the use of varying building placements through the use of varying setbacks for structures to create visual interest and "harmonious contrast".

3. Limit the height of structures adjacent to the 78 Freeway to one story but allow the use of multi-storied structures and buildings beyond such one story structures and which are farther from the Freeway.

4. Require the design of the freeway commercial centers to retain significant view corridors from the 78 Freeway and Twin Oaks Valley Road for any future civic/ cultural center which may be located in that area.

5. Require the consolidation of access points serving the freeway and neighborhood commercial areas of the Neighborhood.

6. Provide design standards which would allow the use of double street frontages for buildings located within the freeway commercial areas.

7. Access to freeway and neighborhood commercial areas shall be provided by the use of frontage rather than from direct access off Twin Oaks Valley Road.

8. Locate, design and regulate all commercial activities which will improve and install the greater or improved level of services for the existing or planned roadways.

9. Designate that an acceptable level of service rating for the existing and planned arterial and collectors serving the Neighborhood as well as the entire City.

Industrial:

A. To provide and locate areas for quality industrial development which will create employment opportunities and environments in close proximity to surrounding housing.

1. Designate and locate industrial uses which provide for warehousing, distribution and light industrial or manufacturing type uses within the Neighborhood.

2. Locate and concentrate to an area along Twin Oaks Valley Road and the future extension of Borden Road which intersects Twin Oaks Valley Road.

3. Encourage the renovation of such industrial areas and uses to employ the use of industrial park-like development.

4. Require development designs to utilize centralized access driveways to serve such industrial.

5. Designate an area located at Rancheros Drive and Valpreda Road as a commercial-manufacturing location which would serve the needs of mixed users involved with light manufacturing activities, and also allow for specialized retail businesses with a need for large warehouse facilities.

Open Space:

A. To establish an open space area as an integral part of the Neighborhood to serve the recreational and open space needs of the residents.

1. Designate and promote the development of a lake/open space facility within the Neighborhood to function as a part of the open space/park system network of the City; to assist in the creation of a key community focus to define an urban design feature for the Neighborhood.

2. Development, in conjunction with any such lake, of recreational facilities to serve existing and future residents.

3. Design the lake to function as a retention basin to assist in controlling flooding conditions.

4. Design the Neighborhood open space areas and facilities to connect or link up with other planning area open space locations, wherever physically possible.

5. Coordinate the open space corridor design along San Marcos Creek to be developed as an open space corridor, wherever physically possible, linking the

Richmar Neighborhood with the "California Village" through the use of pedestrian facilities and other similar green-belt systems.

6. Develop San Marcos Creek, west of Twin Oaks and north of Mission Road, as an open trapezoidal channel designed to accommodate a variety of construction materials other than concrete to retain and enhance the "natural" greenbelt character of this portion of the Creek as it would tie into the lake facility of the Neighborhood.

B. To provide for the preservation of natural resource areas which serve as a habitat for indigenous wildlife and vegetation.

1. Identify and establish the Owens Peak Resource Conservation Area as a location to be set aside for preservation, in conjunction with the development of a City program.

2. Develop and adopt specific development guidelines and programs for allowable development within the identified Resource Conservation Areas.

3. Designate areas suitable for the preservation and protection of indigenous wildlife and vegetation and encourage the use and application of open space easements (dedicated to the City or to provide to a recognized conservation organization, such as the Nature Conservancy).

4. Retain and integrate the riparian habitat east of Twin Oaks Valley Road as a part of the entire Neighborhood open space network.

C. To pursue implementation of the identified Neighborhood open space program.

1. Identify and pursue various federal and state funding sources for the improvement of the San Marcos Creek and the development of the lake facility.

2. Utilize, wherever deemed appropriate and necessary by the City, increment financing available through the City Redevelopment Agency to develop the identified open space and park facilities.

Circulation:

A. To encourage the establishment of a pedestrian-oriented network throughout the Neighborhood and connecting to other systems in the City.

1. Develop and implement system of bicycle rights-of-way and pedestrian paths to serve the Neighborhood.

2. Design and develop the San Marcos Creek with an open space corridor to provide for pedestrian and bicycle paths connecting various developments within the Neighborhood.

3. Retain the roadway classification for Twin Oaks Valley Road as the primary north-south arterial with bicycle facilities designed as a part of the right-of-way.

B. To facilitate the movement of traffic in a safe and uncongested manner consistent with a City determined acceptable level of service for the Neighborhood roadways.

1. Extend San Marcos Boulevard east of Twin Oaks Valley Road to connect to Mission Road as a collector street.

2. Realign Rancheros Drive to accommodate the construction of Twin Oaks Valley as an arterial street and to accommodate the widening and construction of the 78 Freeway ramp interchange at Twin Oaks Valley Road.

3. Retain the street classification for Knoll Road on the City's Circulation Element and Master Street Plan as a collector road connecting San Marcos Boulevard and Mission Road.

4. Require the extension of local street rights-of-way to intersect with arterial and collectors within the Neighborhood.

5. Extend Marcos Street from Mission Road to Borden Road as a local residential street.

6. Encourage and promote the construction of the Twin Oaks Valley Road/78 Freeway interchange as a full diamond interchange.

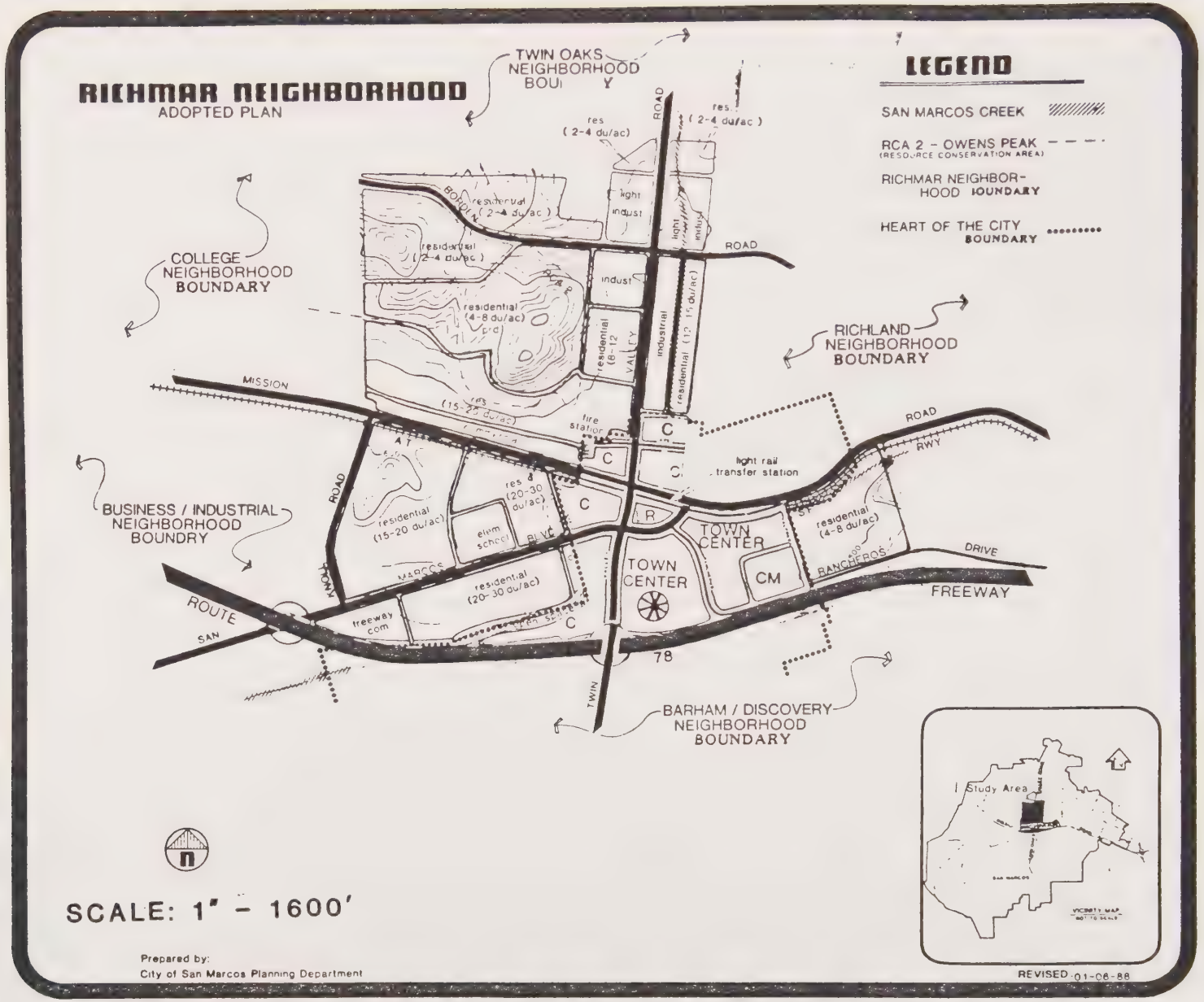
C. To encourage alternative solutions to the transportation needs of the Neighborhood.

1. Encourage and support the efforts to develop and establish a light rail taransit transportation system between Escondido and Ocenaside along the present railway corridor.

2. Identify and designate suitable locations for potential light rail transfer stations within the Neighborhood and the present railway corridor.

3. Support and promote the extension of bus service to any established civic/cultural center and light rail transit site located within the Neighborhood.

RICHMAR NEIGHBORHOOD
ADOPTED PLAN



SCALE: 1" - 1600'

Prepared by:
City of San Marcos Planning Department

REVISED 01-06-88

NOTE: Residential development shall be designed to not exceed more than 85% percent of allowable densities.

Density Range	X .85 =	Max. Allowable Densities
0.125 - 1 du/ac		0.1 - 0.85 du/ac
1 - 2 du/ac		.85 - 1.7 du/ac
2 - 4 du/ac		1.7 - 3.4 du/ac
4 - 8 du/ac		3.4 - 6.8 du/ac
8 - 12 du/ac		6.8 - 10.2 du/ac
12 - 15 du/ac		10.2 - 12.75 du/ac
15 - 20 du/ac		12.75 - 17.0 du/ac
20 - 30 du/ac		17.0 - 25.5 du/ac



CIRCULATION

B. CIRCULATION ELEMENT

PURPOSE

The Circulation Element contains policies and maps indicating the general location and extent of existing and proposed circulation routes; provides a transportation system adequate to serve the traffic projected to be generated by the land uses shown on the General Plan Land Use Maps for the eight communities as well as regional through traffic; promotes the efficient transport of people and goods; and encourages the efficient use of existing transportation facilities. The Circulation Element contains goals, policies and implementation strategies which serve as an action program to implement these objectives.

1.0 EXISTING CONDITIONS

1.1 Street Classifications

The circulation system in San Marcos is highly automobile-oriented. The extensive roadway network includes freeways, prime arterials, major arterial, rural arterials, secondary arterials, and collector streets. These classifications are described below and on Table B-1.

Freeways - State of California highways, usually divided, that are designed to accommodate large amounts of through traffic moving at high speeds. Access is controlled by the use of on and off ramps, and by grade separation at intersections.

Prime Arterials - Serve intra-city and inter-city travel. Access is controlled by signalization and other traffic controls, and direct access to local properties is restricted. The typical right-of-way width is 126 feet, which includes a raised median.

Major Arterials - Serve as the primary access routes between neighborhoods, shopping districts and employment centers. Direct access to local properties is restricted to right-in and right-out turns. The typical right-of-way width is 102 feet, which includes a raised median.

Rural Arterials - Include intra-city and inter-city circulation. Capacities are the same as major arterials, but include landscaping and right-of-way for pedestrian and equestrian trails. This road classification is designated for Twin Oaks Valley Road, north of Borden and the Deer Springs Road intersection, and Deer Springs Road to Interstate 15. It includes a right-of-way of 154 feet.

Secondary Arterials - Carry traffic between major arterials, with limited direct access to local properties and a right-of-way width of 84 feet.

Collector Streets - Designed to carry lower volumes of traffic between secondary arterials, with a right-of-way width of 60-68 feet.

Local Access Streets - Project-specific streets are designed to provide local access only. This classification includes industrial, residential collector, residential streets, and interim roads. Street widths and rights-of-way vary.

1.2 Scenic Roadways and Theme Corridors

U.S. Interstate 15, a north-south highway just east of the City limits, has been designated as a State Scenic Highway. The County of San Diego's Circulation Element has designated Twin Oaks Valley Road as a scenic highway.

Within San Marcos, several roadways offer mountain and open space views. Twin Oaks Valley Road has several vistas of the San Marcos and Merriam Mountain Ranges, Owen Mountain, and the Mt. Whitney-Double Peak Mountain Range, as well as views of grassland areas, riparian habitats and coastal sage scrub. Questhaven Road east of Elfin Forest Road has several vistas of the southern mountain range, including Cerros de las Posas and Double Peak, and of coastal sage scrub and riparian habitats. Buena Creek Road has several vistas of the San Marcos and Merriam Mountain Ranges and Owens Mountain, as well as several aesthetic open space areas along the roadside. Deer Springs Road has several vistas of the San Marcos and Merriam Mountain Range and of the Merriam Mountain RCA, which contains biological, geological and archaeological resources.

The City has designated a theme corridor, "California Village Overlay Zone," along San Marcos Boulevard from Rancho Santa Fe Road to Knoll Road. The overlay zone requires Spanish Colonial design features, landscaped parkway and traffic medians, enriched paving at major intersections, and decorative street signage, sidewalks, street furniture and lighting.

1.3 Existing Roadway Network

State Route 78 provides regional access to the City, connecting the City with Interstate 15 on the east and Interstate 5 on the west. State Route 78 is currently a four-lane divided freeway, but widening to six lanes is in the planning stages.

East-west travel within the City of San Marcos is accommodated by two arterial highways (Mission Road and San Marcos Boulevard) and several collector highways. North-south travel within the City is accommodated by three principal routes: Twin Oaks Valley Road, Rancho Santa Fe Road, and Nordahl Road. The capacities of these routes, and of other collector highways, are described on Table B-2, Figure B.-1 shows existing roadways and traffic volumes.

1.4 Existing Traffic Conditions

The relative congestion of roadways is measured by the peak hour traffic volume divided by the capacity of the roadway segment or intersection. The resulting ratio is called a V/C ratio. Levels of Service (LOS) are determined from the V/C ratios. Table B-3 defines the range of Levels of Service and describes the resulting effects on traffic congestion.

As shown on Table B-2, major roadways currently are operating at LOS C or less. With the recent addition of a westbound on-ramp and eastbound off-ramp to the Twin Oaks Valley Road/State Route 78 interchange, and recent improvements to the San Marcos Boulevard/State Route 78 and Nordahl Road/State Route 78 interchanges, specific Levels of Service for intersections have not been determined. Field observation indicates congestion in the peak hours at most State Route 78 interchanges. The congestion appears to be caused by the lack of left-turn lanes/storage area, a need for additional signalization, and, to some extent, congestion on State Route 78 backing up onto surface streets.

Several intersections along Rancho Santa Fe Road are also congested in the peak hours. They are Grand Avenue, Linda Vista Drive, and San Marcos Boulevard. The intersections of Mulberry Drive and Richland Road with Mission Road experience long delays on the minor approaches.

1.5 Parking Standards

The City's Zoning Ordinance establishes standards for off-street parking and loading (Article XXIX). The Zoning Ordinance further provides that every building, structure or improvement constructed or altered must provide for safe ingress to and egress from the parking area (Section 470.00), sets design standards for on-site circulation (Section 470.03), establishes general parking area development standards (Section 470.04), and designates acceptable locations for off-street parking (Section 471.01) and loading (Section 474.03).

2.0 FUTURE TRAFFIC CONDITION UNDER GENERAL PLAN BUILDOUT

2.1 Traffic Projection Model

In order to forecast future traffic volumes and Levels of Service, the City used a traffic projection model based on buildout of all of the land uses shown on the eight General Plan community maps. The particular system used by the City's traffic consultants is callled TRANPLAN, a package of transportation planning computer programs similar to UTPS and the Federal Highway Administration's PLANPAC. SANDAG and San Diego County also use this system. The model is based on base year (1980) and buildout (estimated at 30-90 years, or years 2020-2070) land uses. Base year land use was obtained from SANDAG's digitized 1980 land use file. Buildout land use was obtained from the eight General Plan community land use maps.

The amount of land in each land use category determines the number and type of trips generated. Trip generation rates were applied to each land use. Trip destinations were determined by the use of a "gravity model," which determines where the trips generated by each land use area will go. The gravity model also calculates trips through the region (for example, from the Mexican border to Orange County). Daily trips are split into peak and off-peak trips. The traffic model is discussed in greater detail in Appendix A.

2.2 Necessary Improvements

The road network at buildout, shown on Figure B-2, will provide an adequate circulation system if necessary street widenings are appropriately phased and traffic management improvements, such as increased signalization and the addition of left-turn lanes, are implemented. Future traffic volumes, prior to the addition of traffic management improvements, are shown on Table B-4. Necessary mitigation measures also are described on the table. In addition, the City shall evaluate these requirements on a project-by-project basis, prepare a Public Facilities Plan to address the phasing of improvements, and conduct site-specific studies of intersections and segments with the capacity of exceeding LOS D.

These specific studies also will evaluate whether it is feasible to mitigate regional traffic impacts through the implementation of local traffic improvements. In some instances, regional coordination in determining necessary circulation improvements, and in funding alternative transportation modes such as Light Rail, will be necessary to address local circulation issues.

3.0 REGIONAL POLICIES AFFECTING TRAFFIC CONDITIONS IN SAN MARCOS

The following policies in the General Plan of the County of San Diego affect future traffic conditions in San Marcos:

(1) The Circulation Element requires the reservation of the right-of-way along the proposed SA 680 from Leucadia to Rancho Bernardo, to permit future expansion from its proposed status as a collector street. If this expansion is implemented, traffic flows on SR78 through San Marcos would be reduced.

(2) The Circulation Element downgrades Oleander Avenue, a major collector, to the status of a local-serving road. Oleander Avenue becomes Descanso at the intersection of Alamitos Way within the boundaries of San Marcos. This downgrading may increase traffic on Rancho Santa Fe Road within the City of San Marcos.

4.0 PROPOSED FUNDING MECHANISMS

Federal and state funding totalling $30 million will help to fund the widening of State Route 78. The remainder of the necessary funding will be provided by the cities of San Marcos, Escondido, Vista, Carlsbad, Oceanside, and by San Diego County.

The major sources of City funding for transportation improvements are the Capital Improvement Budget, which is funded by general funds, and tax increment from redevelopment areas. In addition, the City has adopted an "Interim Public Facility Fee" program (Resolution No. 85-2187), which imposes a development fee of 2% of building valuation for most residential, industrial and commercial construction.

5.0 STREETS AND HIGHWAYS GOALS, POLICIES AND IMPLEMENTING STRATEGIES

Goal 1: To develop a safe, convenient and uncongested circulation sytem.

Goal 2: To develop and manage a street and highway system which accommodates future growth while maintaining acceptable levels of service.

Goal 3: To ensure that residential areas are protected from major impacts of the circulation system.

Goal 4: To develop and maintain a circulation system which preserves significant scenic and open space amenities.

GOALS 1 and 2
Policy 1:

Complete the City's street and highway system according to the street classifications shown on Figure B-2.

Implementing Strategy 1.1: Require new developments to pay their fair share of planned roadway improvements.

Implementing Strategy 1.2: Preserve rights-of-way needed for freeway improvements through dedication and according to Caltrans standards, as adjacent properties develop.

Implementing Strategy 1.3: Establish design standards for streets, including grade, widths, alignment and public improvement requirements, in the Municipal Ordinances and Codes.

Policy 2:

Phase development and roadway improvements so that Levels of Service do not exceed LOS D on primary routes and at major intersections, except on regional routes for which mitigation to LOS D may be infeasible because of intercity traffic, which may reach LOS E during peak hours.

Implementing Strategy 2.1: Prepare a Public Facilities Plan that evaluates phasing requirements for roadway improvements and establishes a City-wide priority list as a basis for improving signalization and intersection design.

Implementing Strategy 2.2: Implement traffic control devices such as center medians and/or left turn pockets where appropriate.

Implementing Strategy 2.3: Monitor roadway intersections to determine if Levels of Service are approaching LOS D, and conduct studies of all segments and intersections that have the potential to exceed LOS D to determine feasible mitigation measures which will maintain LOS D or better.

Implementing Strategy 2.4: Require site-specific traffic studies for all major developments which have the potential to exceed LOS D.

Implementing Strategy 2.5: Require developers to implement the mitigation measures identified in site-specific traffic studies.

Implementing Strategy 2.6: Coordinate with Caltrans, NCTD, MTDB, SANDAG, County of San Diego and other related agencies to ensure that City-wide circulation concerns and needs are adequately addressed.

Implementing Strategy 2.7: Cooperate with Caltrans to improve the interchanges of San Marcos Boulevard/SR 78 and Twin Oaks Valley Road/SR 78.

Implementing Strategy 2.8: Cooperate with the City of Carlsbad and San Diego County to study methods to accommodate increasing congestion on Rancho Santa Fe Road south of the future Melrose intersection.

Implementing Strategy 2.9: Encourage San Diego County to reclassify Deer Springs Road west of the I-15 as a prime arterial.

Implementing Strategy 2.10: Encourage the City of Escondido to reclassify Mission Road east of Nordahl Road as a prime arterial.

Policy 3:

Facilitate the free flow of vehicular traffic on major arterials.

Implementing Strategy 3.1: Discourage non-local and commercial traffic from using local residential streets by the use of route signs and route map for trucks and through traffic.

Implementing Strategy 3.2: Restrict private access to major arterials.

GOAL 3
Policy 4::

Design and regulate City streets to minimize traffic-related impacts on adjacent land uses.

Implementing Strategy 4.1: Provide setbacks, landscaping, soundwalls, and other methods to protect adjacent land uses from safety, noise and air quality impacts associated wih traffic on arterials.

Implementing Strategy 4.2: Designate truck routes for the use of heavy commercial and industrial traffic.

Implementing Strategy 4.3: Require newly constructed roads to be designed to permit rapid access for emergency vehicles.

Implementing Strategy 4.4: Establish and enforce appropriate setback and off-street parking requirements.

Implementing Strategy 4.5: Establish and enforce design standards that allow for safe and efficient transport, delivery, loading and unloading of goods from service vehicles within commercial and industrial areas.

GOAL 4
Policy 5:

Identify and designate local scenic roadways and theme corridors, and protect significant open space areas and scenic vistas along local scenic roadways.

Implementing Strategy 5.1: Designate the following streets as local scenic roadways: Twin Oaks Valley Road, from the City's Sphere of Influence south, Questhaven Road, Buena Creek Road, from the western boundary of the City's Sphere of Influence east to Twin Oaks Valley Road; and Deer Springs Road from Twin Oaks Valley Road east to the eastern boundary of the City's Sphere of Influence.

Implementing Strategy 5.2: Require an open space easement of 50 feet from the ultimate width of the right-of-way along scenic routes, where feasible.

Implementing Strategy 5.3: Require landscaping and maintenance in the 50 foot open space area, if necessary to enhance the scenic roadway area.

Implementing Strategy 5.4: Establish requirements for parkway development and maintenance.

Implementing Strategy 5.5: Consider the extension of theme corridors such as the California Village Overlay Zone along major thoroughfares, including Mission Road, Richland Road, Nordahl Road, Las Posas Road, portions of Rancho Santa Fe Road (north of Lake San Marcos Drive), and the southern areas of Twin Oaks Valley Road (south of Richmar Avenue).

6.0 ALTERNATIVE TRANSPORTATION MODES

6.1 Bus Service

The City of San Marcos currently participates in the North County Transit District (NCTD) and is served by three bus routes. Route 302 is an intercommunity route that operates entirely on Mission Road. The route is probably the most important in terms of total passengers for San Marcos. Route 320 is a Freeway Express variant of Route 302. Route 341 is a local loop route operating in San Marcos only. Low ridership and budgetary conditions forced a reduction of service of Route 341 to the current single-direction operation in 1981.

Palomar College is the most significant bus trip generator in San Marcos, boarding approximately 460 person during a typical weekday. A bus transfer station is currently planned for the Palomar College campus. In addition, the intersection of Mission Road and Pico Avenue has long been a significant boarding area for Palomar College use. The stops along Mission Road are generally the most heavily used, and some have been identified for passenger waiting shelter locations.

NCTD is planning a major service revision by 1988 or 1989, which is projected to involve the extension of Escondido local Route 385 into the eastern areas of San Marcos and the establishment of a new route to serve the western areas of San Marcos. According to these plans, Route 341 will be eliminated.

6.2 Light Rail

Since the South Bay line of the San Diego Trolley was approved for construction, a number of light rail studies have been undertaken and reevaluated by the San Diego Association of Governments (SANDAG). SANDAG's "Long Range Transit Element" reevaluated the feasibility of rail transit service to provide additional capacity in the region's travel corridors and to improve transit productivity.

One study conducted by the North San Diego County Transit Development Board (NCTD) and the County of San Diego concluded that the rail transit service would be feasible between Escondido and Oceanside before the end of the century. This route would run directly through the City of San Marcos. Light Rail transit in this corridor would receive the highest per capita expenditure in North County. Provision of this service is currently sixth on the implementation priority list of NCTD and the Metropolitan Transit Development Board (MTDB). The Light Rail network is supported by an expanded bus network, which is included in MCDB's and NCTD's five year plan.

6.3 Car Pooling

Regulation VIII of the San Diego County Air Pollution Control (APCD) Rules and Regulations requires major employers to submit a plan for abatement of motor vehicle traffic in the event of a serious smog episode. This rule applies to industrial/commercial businesses and governmental agencies employing more than 100 persons per shift at one business address, or operations with fifty or more fleet vehicles or 1,000 or more parking spaces in the county.

As the regional ridesharing agency, Commuter Computer coordinates programs with companies that have the largest employers in San Marcos. To help companies meet APCD requirements, Commuter Computer distributes transportation studies to employees every eighteen months. The surveys document commute modes and distances as well as

offering free ridesharing information to interested persons. Interested employees receive free, computer-generated lists of potential ridesharers, buses, van pools, and park and ride lots in his or her area. Companies with APCD programs in San Marcos include Armorlite, NAPP, Palomar College, Singer/Kearfott, Spanjian, United Parcel Service, and Xentek.

Commuter Computer also works with smaller companies which initiate ridesharing programs as a fringe benefit to employees. San Marcos has several companies in this category, which include Decom Systems, Golden Door Health Spa, Hagen-Renaker, San Marcos Unified School District, San Diego Gas & Electric Company, Teledyne, and Unique Functional Products.

Transportation studies conducted by Commuter Computer show that the average employee working in San Marcos commutes about 20 miles a day round-trip. Approximately 79 percent of the riders drive alone, while 16 percent carpool. The remaining riders either get dropped off, ride a motorcycle, use public transportation, walk or ride a bicycle.

The City is in the process of formulating a Peak Hour Traffic Management Program, which will constitute a City-wide traffic management plan aimed at reducing vehicle traffic by as much as 45 percent during the hours of 7 a.m. to 8 a.m. and 4:40 p.m. to 6 p.m. over the next four years. Representatives of local businesses have constituted a Peak Hour Traffic Management Task Force, which will recommend a traffic plan for adoption by the City Council.

6.4 Senior Citizen and Handicapped Transit

San Marcos has a large population of retirees, with senior citizens accounting for approximately 15.6 percent of the population (1980 US Census). Special public transportation is provided to the elderly and the handicapped by Lifeline Community Services. Lifeline serves the northern areas of San Diego County and is funded by private donations and state and local assistance.

All bus routes in the City are equipped for the handicapped, utilizing lifts for wheelchair accessibility. Private shuttle service is also available at senior citizen housing developments in San Marcos.

The City has implemented State requirements for sidewalk safety for the handicapped and the elderly and the provision for handicapped parking (State Building code, Chapter 2-71). Older residential areas and some industrial parks in the communities of Twin Oaks Valley, Richland, Barham/Discovery and Business/Industrial, however, do not have sidewalks.

6.5 Airport

Lindbergh Field, located in the City of San Diego, and Palomar Airport, located approximately four miles west of San Marcos, provide aviation services to the City. Palomar Airport is a general aviation airport used primarily for business and recreational purposes. It does not function as a major airport within the County of San Diego. Lindbergh Field provides complete commercial airline service.

6.6 Bicycle Circulation

Most existing bikeways in San Marcos are bike lanes, which are located on portions of San Marcos Boulevard, Mission Road, Via Vera Cruz, Rancho Santa Fe Road, Bennett Avenue, and Nordahl Road. All arterials designated on Figure B-2 are intended to incorporate bicycle lanes. The following forms of bicycle paths will be developed, as appropriate:

1. Shared Route - A shared route is a street identified as a bicycle facility by "Bike route" guide signing only. There are no special land markings, and bicycle traffic shares the roadway with motor vehicles.

2. Bike Lane - A bike lane is a lane on the paved area of a road for preferential use by bicycles. It is usually located along the edge of the paved area or between the parking lane and the first motor vehicle lane. It is identified by "Bike Lane' or "Bike route" guide signing, special lane line and other paving markings. Bicycles have exclusive use of a bike lane for longitudinal travel, but must share the facility with motor vehicles and pedestrians crossing it.

3. Bike Path - A bike path is a special pathway facility for the exclusive use of bicycles, and is separated from motor vehicle facilities by space or a physical barrier. A bike path may be on a portion of a street or highway right-of-way or on a special right-of-way not related to a motor vehicle facility; it may be grade-separated or have street crossings at designated locations. It is identified with guide signing and also may have pavement markings.

6.7 Pedestrian Circulation

Pedestrian access is currently provided solely by sidewalks adjacent to City streets, as well as within City parks. On some streets pedestrian usage is limited because of automobile circulation. The older residential areas and some of the industrial areas, namely the communities of Richland, Twin Oaks Valley, Barham/Discovery and Business/Industrial do not have sidewalks to separate

pedestrians from vehicle movement. All new residential development, however, is required to provide sidewalks for pedestrian use. Presently, the City does not have designated recreational hiking or jogging trails.

6.8 Equestrian Trails

Horseback riding has always been popular in San Marcos because of its scenic area, open space, surrounding ranches, homes on large lots, and pleasant year round climate. The City does not have designated equestrian trails; however, there is considerable open space in the City which is used for horseback riding.

7.0 ALTERNATIVE TRANSPORTATION MODES GOALS, POLICIES AND IMPLEMENTING STRATEGIES

Goal 1: To provide a multi-modal transportation system that encourages efficient use of existing and future facilities.

Goal 2: To reduce the total number of Average Daily Traffic (ADT) trips throughout the City.

Goal 3: To maximize taffic safety for the elderly and handicapped, transit users, bicycle riders, pedestrians, and trail users.

GOALS 1 and 2

Policy 1:

Support Light Rail in order to reduce traffic demands on their major thoroughfares.

Implementing Strategy 1.1: Work with MTDB to determine feasibility and alignment considerations of the rail service from Escondido to Oceanside, passing through San Marcos.

Implementing Strategy 1.2: Consider the possibility of purchasing a segment of the railtrack right of way, possibly in cooperation with other North County cities if necessary to implement a light rail system.

Implementing Strategy 1.3: Cooperate with North County cities and San Diego County to establish a regional fee program to fund Light Rail transit.

Policy 2:

Support car pooling efforts and ridesharing services in order to reduce traffic demands on the circulation system.

Implementing Strategy 2.1: Adopt a Peak Hour Traffic Management Program based on cooperation with local businesses, with the goal of reducing peak hour traffic.

Implementing Strategy 2.2: Support the Computer Commuter program.

Policy 3:

Ensure that adequate bus service is available for existing and future residents.

Implementing Strategy 3.1: Coordinate with the NCTD to ensure that present and proposed bus lines meet the needs of City residents.

Implementing Strategy 3.2: Provide for the location of bus stops at major activity centers.

GOAL 3

Policy 4:

Provide transportation services for the elderly and the handicapped to ensure adequate and safe movement throughout the City.

Implementing Strategy 4.1: Eliminate physical barriers around public facilities and commercial centers to improve access and mobility of the elderly and the handicapped.

Implementing Strategy 4.2: Support the services provided by Lifeline.

Policy 5:

Support policies that will contribute to the efficiency of aviation services, while minimizing injuries, loss of life and property damage resulting from aircraft hazards.

Implementing Strategy 5.1: Participate in the planning of aviation services in adjacent local jurisdictions, and coordinate with SANDAG with respect to the master planning of Palomar Airport.

Implementing Strategy 5.2: Continue to monitor aviation services from Palomar Airport, coordinating with SANDAG, the National Transportation Board, the Federal Aviation Administration and other related agencies.

Policy 6:

Create and maintain a safe, convenient, and effective bicycle system which encourages increased bicycle use.

Implementing Strategy 6.1: Establish a comprehensive Bicycle Network Plan linking residential neighborhood areas with parks, scenic areas, school, the Town Center (Centennial Square), employment sites and other areas of congregation.

Implementing Strategy 6.2: Integrate bicycle lanes or separate bikeways into street projects, wherever feasible.

Implementing Strategy 6.3: Link local bikeways with existing or planned bikeways in the County of San Diego and the other adjacent local jurisdictions.

Implementing Strategy 6.4: Maintain bicycle routes with adequate sweeping and pavement repairs.

Implementing Strategy 6.5: Enable the registration of bicycles for identification purposes.

Implementing Strategy 6.6: Encourage the use of bike racks on public transit vehicles to facilitate bicycle travel.

Policy 7:

Create and maintain a safe and convenient pedestrian system which encourages walking as an alternative to driving.

Implementing Strategy 7.1: Require improved sidewalks on both sides of all urban roadways, except industrial streets less than four lanes in width.

Implementing Strategy 7.2: Where feasible to maintain a semi-rural environment, require improved sidewalks on one side of the road on local and collector streets in scenic areas.

Implementing Strategy 7.3: Require improved sidewalks on one side of the road on local streets that lead to schools or bus stops in semi-rural areas.

Policy 8:

Establish a comprehensive trails system to encourage hiking and horseback riding as alternative forms of transportation and as recreational uses.

Implementing Strategy 8.1: Develop a system of trails for equestrian, hiking, jogging and pedestrian use.

Implementing Strategy 8.2: As a first priority, evaluate the best locations for trails transportation and recreational use in the following communities: Twin Oaks Valley, Questhaven/La Costa Meadows, and the College Area.

Implementing Strategy 8.3: Develop trail design standards that will establish appropriate width, clearances, grade curvatures, surfacing, surface drainage, barriers, fences, signage, visibility, intersections, bridges, the needs of the handicapped and elderly, and design features that minimize environmental impacts, utilize trees and landscaping, and blend with the character of the community.

Implementing Strategy 8.4: Acquire trail rights-of-way as a condition to future developments, where appropriate, and through voluntary easement dedications.

Implementing Strategy 8.5: Where appropriate, require non-residential developments to provide amenities for equestrian and pedestrian activites, including hitching posts, benches, rest areas, and drinking fountains.

Policy 9:

Maximize safety for trail and bikeway users.

Implementing Strategy 9.1: Separate bicycle, pedestrian and equestrian traffic from vehicular traffic, wherever possible.

Implementing Strategy 9.2: Establish a program for the maintenance, construction and rehabilitation of community trails.

San Marcos GENERAL PLAN

EXISTING TRAFFIC VOLUMES - 1985

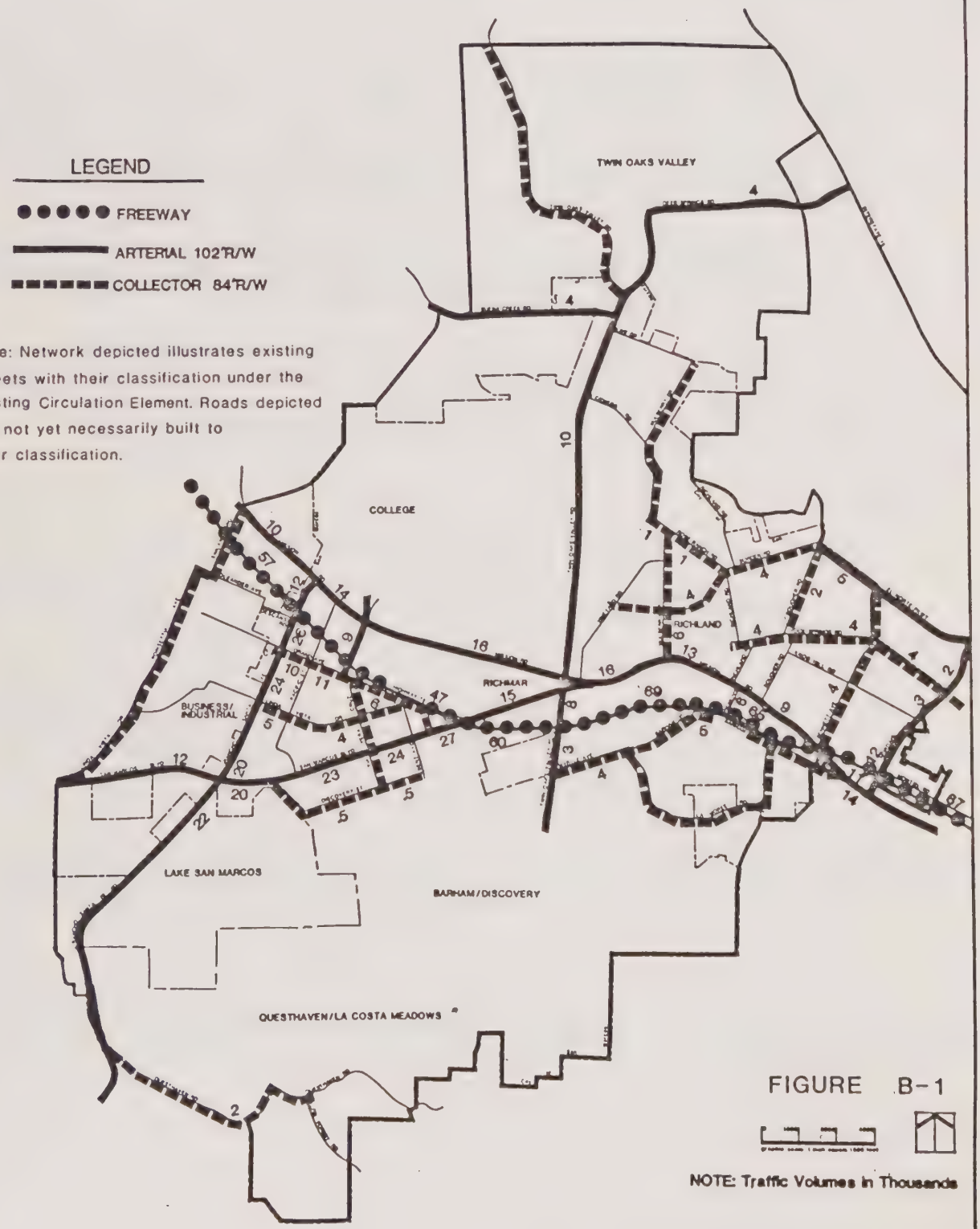


FIGURE B-1

NOTE: Traffic Volumes in Thousands

San Marcos GENERAL PLAN

PROPOSED CIRCULATION ELEMENT / TRAFFIC VOLUMES – AT BUILDOUT ①

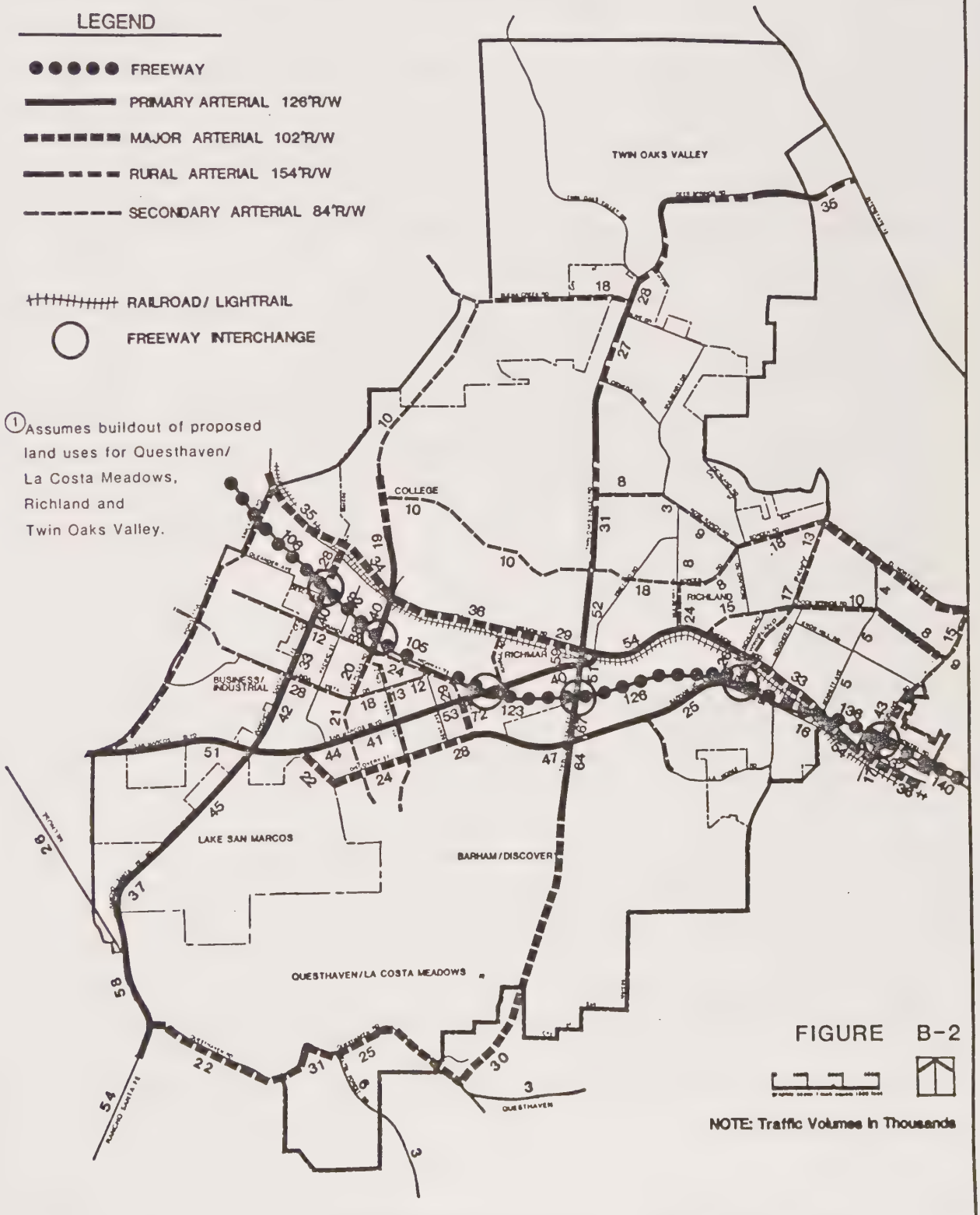


FIGURE B-2

NOTE: Traffic Volumes in Thousands

TABLE B-1
STANDARD STREET CLASSIFICATIONS

ROAD	(V/C) X-SECTON	(0.25) A	(0.50) B	(0.70) C	(0.85) D	(1.00) E
Prime Arterial	106/126 (NP)	15,000	30,000	42,000	51,000	60,000
Major Arterial	82/102 (NP)	10,000	20,000	28,000	34,000	40,000
Rural Major Arterial[1]	94/154 (NP)	10,000	20,000	28,000	34,000	40,000
Secondary Arterial	64/84 (NP)	7,500	15,000	21,000	25,500	30,000
Collector	40/60	4,000	7,500	10,000	12,500	15,000
	(NP)	2,500	5,000	7,000	8,500	10,000
Industrial	64/84	5,000	10,000	14,000	17,000	20,000
	46/66	2,500	5,000	7,000	8,500	10,000
Residential Collector	48/68 (WP)	2,500	5,000	7,000	8,500	10,000
	40/60 (WP)	*	*	7,000	*	*
Residential Street[2]	36/56	*	*	500	*	*
Interim Road[2]	28/40 or 28/60	*	*	2,800	*	*

1 "Rural Arterial" would be essentially the same facility as a major arterial. However, it requires additional right-of-way in order to construct a facility sensitive to the rural character of the area. Additional right-of-way would be used for landscaping special treatment areas.

2 Levels of service are not applied to residential streets, and interim roads since their primary purpose is to serve abutting lots, not to carry through traffic. Levels of service normally apply to roads carrying through traffic between major trip generators and attractors.

(NP) No Parking
(WP) With Parking
(V/C) Volume to Capacity Ratio

Source: City of San Marcos Engineering Department and Willdan & Associates

TABLE B-2

EXISTING ROADWAYS:
ARTERIALS AND COLLECTOR HIGHWAYS

Arterial Highways	Number of Lanes	ADT	LOS
Rancho Santa Fe Road	4	12,400-26,500	B-C
Twin Oaks Valley Road	2 and 4	2,800- 9,600	A-C
Nordahl Road	4 and 6	3,100-11,600	A-B
Las Posas Road	2 and 4	8,700*	C*
Mission Road	4**	8,900-15,900	B-C
San Marcos Boulevard	2, 4 and 5	12,600-26,900	B-C
Collector Highways			
Grand Avenue	2 and 4	5,600-10,800	B
Barham Drive/Myrtle Avenue	2	2,000- 4,300	A-B
Linda Vista Drive	2 and 4	3,200- 4,900	A
Mulberry Drive	2	1,100- 5,900	A-B
Rock Springs Road	2	3,300- 5,200	A-B
Discovery Street	2	500- 6,600	A-B
Via Vera Cruz	2	1,500- 6,300	A

* Measured between Mission Road and Grand Avenue.

** In process of widening from two lanes east of Twin Oaks Valley Road.

TABLE B-3

LEVEL OF SERVICE DESCRIPTION

LEVEL OF SERVICE	TRAFFIC FLOW QUALITY
A	Low volumes; high speeds; speed not restricted by other vehicles; all signal cycles clear with no vehicles waiting through more than one signal cycle.
B	Operating speeds beginning to be affected by other traffic; between one and ten percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak hour traffic periods.
C	Operating speeds and maneuverability closely controlled by other traffic; between 11 and 30 percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak traffic periods.
D	Tolerable operating speeds; 31 to 70 percent of the signal cycles have one or more vehicles which wait through more than one signal during peak hour traffic periods; often used as design standard in urban areas.
E	Capacity; the maximum traffic volume an intersection can accommodate; restricted speeds; 71 to 100 percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak traffic periods.
F	Long lines of traffic; unstable flow; stoppages of long duration; traffic volume will be less than the volume which occurs at Level of Service "E".

Source: Willdan and Associates

TABLE B-4

FUTURE TRAFFIC VOLUMES
(BUILDOUT OF CITY/PROPOSED CIRCULATION PLAN)

	VOLUME	LEVEL OF SERVICE (See Table 19)
STATE ROUTE 78		
West of I-15	139.8	N/A
West of Nordahl Road	135.6	N/A
East of Twin Oaks Valley Road	126.1	N/A
East of San Marcos Boulevard	122.9	N/A
East of Las Posas Road	105.4	N/A
East of Rancho Santa Fe	91.8	N/A
West of Rancho Santa Fe	107.8	N/A
TWIN OAKS VALLEY ROAD PRIME/MAJOR ARTERIAL		
South of Myrtle	64.0	F[1]
South of State Route 78	66.8	F[1]
South of San Marcos Boulevard	51.4	E[1]
South of Mission Road	59.2	E[1]
South of Rose Ranch Road	30.9	D
South of Buena Creek Road	26.9	C
South of Questhaven Road	27.8	C
NORDAHL ROAD PRIME/MAJOR/SECONDARY ARTERIAL		
South of Mission Road	16.9	C
South of State Route 78	32.1	D
North of State Route 78	42.7	D
South of Rock Springs Road	17.0	C
South of Rose Ranch Road	15.0	B
LAS POSAS ROAD		
North of San Marcos Boulevard	21.2	C/D
North of Linda Vista Drive	20.2	C
South of State Route 78	37.8	C
South of Mission Road	39.6	C
South of Borden Road	18.7	B
North of Borden Road	10.4	B

[1] Level of Service can be further improved if additional improvements are made such as: turn lanes at intersections, auxiliary lanes, improved signal timing, and restricting access onto arterials from adjacent property.

TABLE B-4 (Cont'd.)

FUTURE TRAFFIC VOLUMES
(BUILDOUT OF CITY/PROPOSED CIRCULATION PLAN)

	VOLUME	LEVEL OF SERVICE (See Table 19)
RANCHO SANTA FE		
PRIME/MAJOR ARTERIAL		
South of San Marcos Boulevard	45.2	D
South of Linda Vista Drive	41.9	C
South of Grand	33.5	C
South of State Route 78	39.6	C
South of Mission Road	27.9	C
North of Questhaven	58.0	E[1]
MISSION ROAD		
PRIME/MAJOR ARTERIAL		
West of Rancho Santa Fe	35.5	E[1]
West of Las Posas Road	33.8	D
West of Knoll Road	36.1	E[1]
West of Twin Oaks Valley Road	28.6	D
West of Mulberry Drive	53.7	E[1]
West of Bennett Avenue	33.0	D
West of Nordahl Road	53.7	F[1]
East of Nordahl Road	36.0	E[1,3]
SAN MARCOS BOULEVARD		
PRIME ARTERIAL		
West of Rancho Santa Fe	50.6	D
West of Las Posas Road	44.3	D
West of Via Vera Cruz	40.9	C
West of Myrtle	53.5	E[1]
West of State Route 78	72.1	F[2]
West of Twin Oaks Valley Road	40.2	C

1 Level of Service can be further improved if additional improvements are made such as: turn lanes at intersections, auxiliary lanes, improved signal timing, and restricting access onto arterials from adjacent property.

2 Level of Service can be further improved by improving the SR-78/San Marcos Boulevard interchange and improving SR-78.

3 This segment of road is within the City of Escondido and is classified as a Major Arterial.

TABLE B-4 (Cont'd.)

FUTURE TRAFFIC VOLUMES
(BUILDOUT OF CITY/PROPOSED CIRCULATION PLAN)

	VOLUME	LEVEL OF SERVICE (See Table 19)
GRAND/MYRTLE/BARHAM		
PRIME/MAJOR/SECONDARY ARTERIAL		
East of Rancho Santa Fe	11.7	B
East of Las Posas Road	24.3	D
West of San Marcos Boulevard	29.2	D
South of San Marcos Boulevard	31.2	D
West of Twin Oaks Valley Road	47.4	D
West of Bougher Road	24.9	D
West of Nordahl Road	16.4	C
BOUGHER ROAD (WOODLAND PARKWAY)		
MAJOR/SECONDARY ARTERIAL		
South of State Route 78	22.8	C
South of Mission Road	25.8	C
North of Rock Springs Road	16.6	C
South of Borden Road	12.7	B
ROCK SPRINGS ROAD		
SECONDARY ARTERIAL		
East of Richland	14.7	B
East of Bennett Avenue	10.1	B
West of Nordahl Road	8.3	B
East of Nordahl Road	8.8	B
LINDA VISTA DRIVE		
SECONDARY ARTERIAL		
East of Rancho Santa Fe	28.0	E[1]
East of Las Posas Road	18.2	C
East of Via Vera Cruz	13.0	B
South of Grand	12.0	B

[1] Level of Service can be further improved if additional improvements are made such as: turn lanes at intersections, auxiliary lanes, improved signal timing, and restricting access onto arterials from adjacent property.

TABLE B-4 (Cont'd.)

FUTURE TRAFFIC VOLUMES
(BUILDOUT OF CITY/PROPOSED CIRCULATION PLAN)

	VOLUME	LEVEL OF SERVICE (See Table 19)
DISCOVERY STREET		
PRIME/MAJOR ARTERIAL		
South of San Marcos Boulevard	22.0	C
West of Via Vera Cruz	24.4	C
West of Myrtle	28.1	D
BENNETT AVENUE		
COLLECTOR		
North of Mission Road	5.3	B
South of Rock Springs Road	5.0	B
South of Borden Road	3.9	A
BORDEN ROAD		
MAJOR SECONDARY ARTERIAL		
East of Las Posas Road	10.4	B
East of Palomar	9.9	B
East of Twin Oaks Valley Road	18.2	C
East of Mulberry Drive	8.4	B
East of Rose Ranch Road	17.6	B
ROSE RANCH ROAD		
SECONDARY ARTERIAL		
East of Twin Oaks Valley Road	8.2	B
East of Mulberry Drive	8.8	B
East of Borden Road	10.2	B
MULBERRY DRIVE		
SECONDARY ARTERIAL/COLLECTOR		
North of Mission Road	24.1	D
North of Borden Road	8.3	B
South of Rose Ranch Road	3.0	A

TABLE B-4 (Cont'd.)

FUTURE TRAFFIC VOLUMES
(BUILDOUT OF CITY/PROPOSED CIRCULATION PLAN)

	VOLUME	LEVEL OF SERVICE (See Table 19)
QUESTHAVEN ROAD MAJOR ARTERIAL		
West of Twin Oaks Valley Road	25.0	C
West of Elfin Forest Road	30.8	D
East of Rancho Santa Fe	21.7	C
DEER SPRINGS ROAD MAJOR ARTERIAL		
West of I-15	35.4	E[1,2]
North of Buena Creek Road	28.0	C/D
BUENA CREEK ROAD MAJOR ARTERIAL		
West of Deer Springs Road	17.6	C

1 Level of Service can be further improved if additional improvements are made such as: turn lanes at intersections, auxiliary lanes, improved signal timing, and restricting access onto arterials from adjacent property.

2 This segment is within the County of San Diego and is classified as a major arterial.



HOUSING

C. HOUSING ELEMENT

I. INTRODUCTION

The purpose of this revised Housing Element is threefold: 1) to provide updated base information about the population and housing stock of San Marcos, 2) to determine how well the housing stock meets the needs of the existing, and expected future population, and 3) to outline San Marcos plans to meet the housing needs of its residents. In revising this element (one of nine elements of the General Plan), San Marcos is complying with the California Government Code Section 65302 (c), which requires the revision and updating of the element by July 1st, 1985.

Because the existing Housing Element was adopted in 1983 , only minor changes have been made in this update. These include:

- revision of the growth projections to reflect final Series VI projections prepared by SANDAG
- revision of housing needs section to include the revised fair share allocation prepared by SANDAG
- use of census information for general plan neighborhoods wherever possible
- update of housing program information

The city of San Marcos is located in northern San Diego County approximately 30 miles north of downtown San Diego. The town of San Marcos was laid out in the 1880's but the City did not incorporate until 1963. Both State Highway 78 and the Atchison, Topeka, and Santa Fe Railroad run east-west through the center of town. Although San Marcos has always been an agricultural center, it is only since 1970 that it has experienced rapid growth in other commercial and industrial areas and an even more rapid residential growth. Despite this growth, San Marcos retains a small town ambience with a sense of "open space" which its residents value highly.

II. GOALS AND OBJECTIVES

The programs and policies contained in this Housing Element were developed to achieve the following goals:

1. To guide the City in making future housing decisions in order to meet the housing needs of all segments of the community

2. To ensure the development of an economically balanced community

3. To protect the unique natural, cultural, and historic features that make San Marcos an attractive place to live

4. To ensure that all new development is adequately served with public facilities in a timely manner

5. To preserve the predominantly low-density, rural character of existing neighborhoods

6. To encourage the preservation of the existing housing stock in good condition and to ensure that all residents live in neighborhoods free from blight and deterioration.

III. BACKGROUND DATA ON HOUSING NEEDS

A. Population And Household Characteristics

Between 1970 and 1980, San Marcos grew quite rapidly. This growth greatly changed the appearance and functioning of the City. However, San Marcos was not alone in experiencing a growth spurt - all of San Diego county, but particularly the north County grew rapidly. Table 1 compares the population increase in the City of San Marcos with that of its neighbors Vista and Escondido and with the County as a whole. Figure 1 shows the location of San Marcos in the region.

Although the City added population through annexation, the majority of the growth between 1970 and 1984 came as a result of increased development activity in the City. Table 2 shows the distribution of population in the City by General Plan Neighborhood (Figure 2 shows the neighborhood boundaries).

Although the City's population grew enormously between 1970 and 1980, its racial and ethnic make up and age structure did not change significantly. San Marcos remains a predominantly white community with a large population of retirees as well as young couples with families. Table 3 shows the City's racial and ethnic composition in 1970 and 1980 and Table 4 shows the age breakdown for the population for the same period.

Analyzing certain characteristics of the population is one way of understanding the reasons for the types of development which have occurred in San Marcos over the past decade. However, although individual characteristics are important, the basic unit which provides the most useful information for planning purposes is the household. A single person renting an apartment as well as a family owning and living in a house or mobile home, is considered a household. The U.S. Census Bureau considers all people living in one dwelling unit as a household. Demographic studies have confirmed the common sense knowledge that as individuals age, their household arrangements and housing needs change. Children live with their parents through high school and occasionally college and then move out to set up their own households. Young, unmarried people who are on their own usually rent housing and frequently share with non-relative roommates. They are more likely to move from unit to unit as their jobs and roommates change. They are also more likely to seek smaller units and ones involving less maintenance (e.g., apartments rather than houses). Young married couples may rent apartments or own condominiums, but if they have children they are more likely to seek to own or rent a single family house. As their family size increases or their incomes increase they may trade up to a larger house, but families at this stage are typically stable and settled.

The next major change in housing needs occurs when the children leave home and the couple approaches retirement. At this time they may wish to have a smaller unit with reduced maintenance costs or to move to be nearer activities or people that they want to spend time with in retirement. The sluggish real estate market of the past few years which resulted from high interest rates has made it difficult for many older people to sell their homes and find smaller units. This has slowed down the rate of housing turnover in general, but particularly for older people.

Finally, retirement and convalescent homes are often necessary for those elderly people who cannot live alone but cannot or choose not to live with relatives. A city which provides a range of housing types to fit the needs of people at different income and lifetime stages is more likely to have a stable population on lifelong residents than one which does not, so long as employment opportunities are also available. For this reason it is important to look at household characteristics and employment patterns in comparison to the type of housing available. As a result, we can identify the types of housing which are likely to be needed to meet the needs of San Marcos present and future population.

Table 5 presents selected information on households in San Marcos. There has been a slight decline in household size. This has been the trend in the County of San Diego and, indeed, the entire state. However, San Marcos continues to have a larger average household size (2.8 as oppposed to 2.6 for the region) and a larger percentage of families (80% as opposed to 69%) than the average for San Diego County. The City remains a predominantly family oriented community. Nevertheless, San Marcos has a large number number of elderly households. Although people over 65 years of age represent only 15.6% of the population, 26% of the households in 1980 reported that the head of the household was over 65. This is the same percentage as in 1970. Despite the enormous increase in population and real estate prices, San Marcos has remained an attractive retirement community. Only 12.5% of the elderly households in San Marcos are renters - far less than the 23.1% of all households who rent. This is probably because the majority of San Marcos elderly households live in mobile homes.

Among the families in San Marcos 635 or 13% are single parent households with children under 18; 445 of these have female heads. This is important because single parent households may have special needs (for day care, transportation to and from school, etc. while the parent works) and because women continue to earn less than men on the average so that female-headed households are disproportionately poor. The 1980 census revealed that while 5.4% of all families in San Marcos were below the poverty level, 18.6% of the female headed families had incomes below the poverty level.

Another factor which can make it difficult for a household to find adequate housing is the physical handicaps of the members. Neither the 1970 nor the 1980 Census asked questions which would indicate the presence of disability in the population or differentiate among the different types of disabling disorders. There is no state or local agency which retains statistics that identify the disabled population. As a result, estimates for San Marcos have been based on state-wide averages for the occurance of disability. In the case of San Marcos, the estimate is probably high since handicapped households are more likely to locate in urban areas where medical and support services are readily available. Based on the formula suggested by the State, approximately 1300 people in San Marcos have some handicap (physical or mental), and of these 195 are likely to require accessible housing. Since upper income households can in most cases afford to purchase the necessary housing modifications, it is important to estimate the number of low and moderate income households. It is approximately 98. Of these, a large portion are also undoubtedly elderly.

The most important factor which affects the ability of households to obtain adequate housing is income. Table 6 shows the income characteristics of San Marcos' households. There has not been a major shift in income characteristics of the City's residents over the past ten years. In addition to having a mix of age groups and races the City of San Marcos is also economically diversified.

Within the City, poorer households are slightly more likely to live in the southern part of town. (Table 7 compares the 1980 income breakdown for the General Plan neighborhoods with those for the City as a whole.) This is probably due to the fact that most of the City's older housing stock is in the southern census tracts as are the majority of the mobilehomes, whose residents are likely to be retired people living on fixed incomes. However, the areas are far from segregated - there is a good mix of all income groups in each census tract.

The 1980 U.S. Census information also contains calculations of the poverty status of families and individuals not living in families. The income which was defined as the "poverty thresholds" is a national standard, not reflective of local or regional variations in the cost of living. These calculations consider only income and do not include the value of possessions (house, stock, etc.). The definition does include variations for family size and the age of the head of the household. Table 8 shows the federally defined poverty levels.

Since the cost of living in Southern California is higher than the nation as a whole, and considering the adjustments for family size and age, the census count of persons below the poverty level is a stricter definition than that used in most planning and program eligibility work. With that in mind, Table 9 shows poverty status by race; and Table 10 shows poverty status by age of household head and by families with and without children. As the tables show, Blacks and Hispanics represent a higher percentage of the poor (2% and 22% respectively than they do of the City's population as a whole (0% and 13% respectively). Female-headed households are also disproportionately represented among the poor. However, the proportion of elderly poor is roughly equivalent to the percentage of elderly households in the city.

Another group that is typically assumed to be low income and in need of housing assistance is that of illegal immigrants from central and south America. Many agricultural businesses in North San Diego County employ these immigrants. Recent studies of the incidence of illegal immigration into Southern California and its impact on local economies point out the difficulty in estimating that total number of migrants at any point in time. (See particularly: "Mexican Immigrants and Southern California: A Summary of Current Knowledge' published by the Program in United States - Mexican Studies at UCSD, and "Undocumented Immigrants: Their Impact on the County of San Diego", a report prepared by Community Research Associates, Inc. for the County of San Diego.) This is due to the fact that many of these people enter the U.S. only temporarily for seasonal work in agriculture or construction and all of them avoid contact with public agencies who might count them as well as cause them to be returned to their home country.

There is more information about the types of jobs they are likely to hold and the types of firms which employ them. Farm laborers in Southern California are overwhelmingly Mexican nationals. Unskilled and semi-skilled construction laborers (particularly in construction clean-up) are predominantly Mexican nationals. Among those with more stable, permanent jobs, dishwashers, busboys and janitorial workers are predominantly Mexican immigrants. In addition, illegal immigrants tend to find work in smaller firms (those having fewer than 20 employees). Finally, most of the household service workers in Southern California (maids, babysitters, cooks, gardners, etc.) are Mexican immigrants.

The studies cited above have found that the large majority of these workers are paid at least the minimum wage and agricultural workers averaged $4.72/hr. in 1981. The type of housing desired and occupied by these immigrants appears to depend on whether they are seasonal or temporary employees, or more permanent migrants. The former groups will often camp out near their employment sites (fields, or construction sites), or occupy whatever housing is provided by the employer, or share in the rental of a house (typically located on the outskirts of a small town). In the latter case, the studies found that these houses averaged two people per room - higher than the census definintion of overcrowding.

More permanent migrants (those with more permanent jobs) are predominantly renters. They rent both houses and apartments and are likely to share with other members of their family or other families or individuals from their home town or village. They too have a tendency to be overcrowded according to the Census definition. Crowding decreases and housing expenditures tend to increase with the length of residence in this country and as the migrants assimilate into this culture and acquire language and work skills. San Marcos undoubtedly has a population of illegal immigrants who may need housing assistance - at the least in finding adequate housing near their work places. However low a given household's income, it will not require assistance if it is not paying more than it can afford for housing. This will depend on the spending characteristics of the household. However, the standard used by the Federal Department of Housing and Urban Development (HUD) and most state and local programs, is that a low income household should not pay more than 25% of its monthly gross income for housing and a moderate income household not more than 30%. Typically, overpayment by owners is not considered as serious as overpayment by renters. Homeowners will eventually get a return on investment and additionally, always have the option of selling to relieve the burden. Renters do not have the same benefits or options. Table 11 shows the number of low and moderate income households which were paying more than 25% of their income for housing in 1980. Approximately 37% (1319) of the City's low and moderate income households paid in excess of 25% for housing in 1980. 53% of these (696) households were renters.



Figure 1:

Regional Location

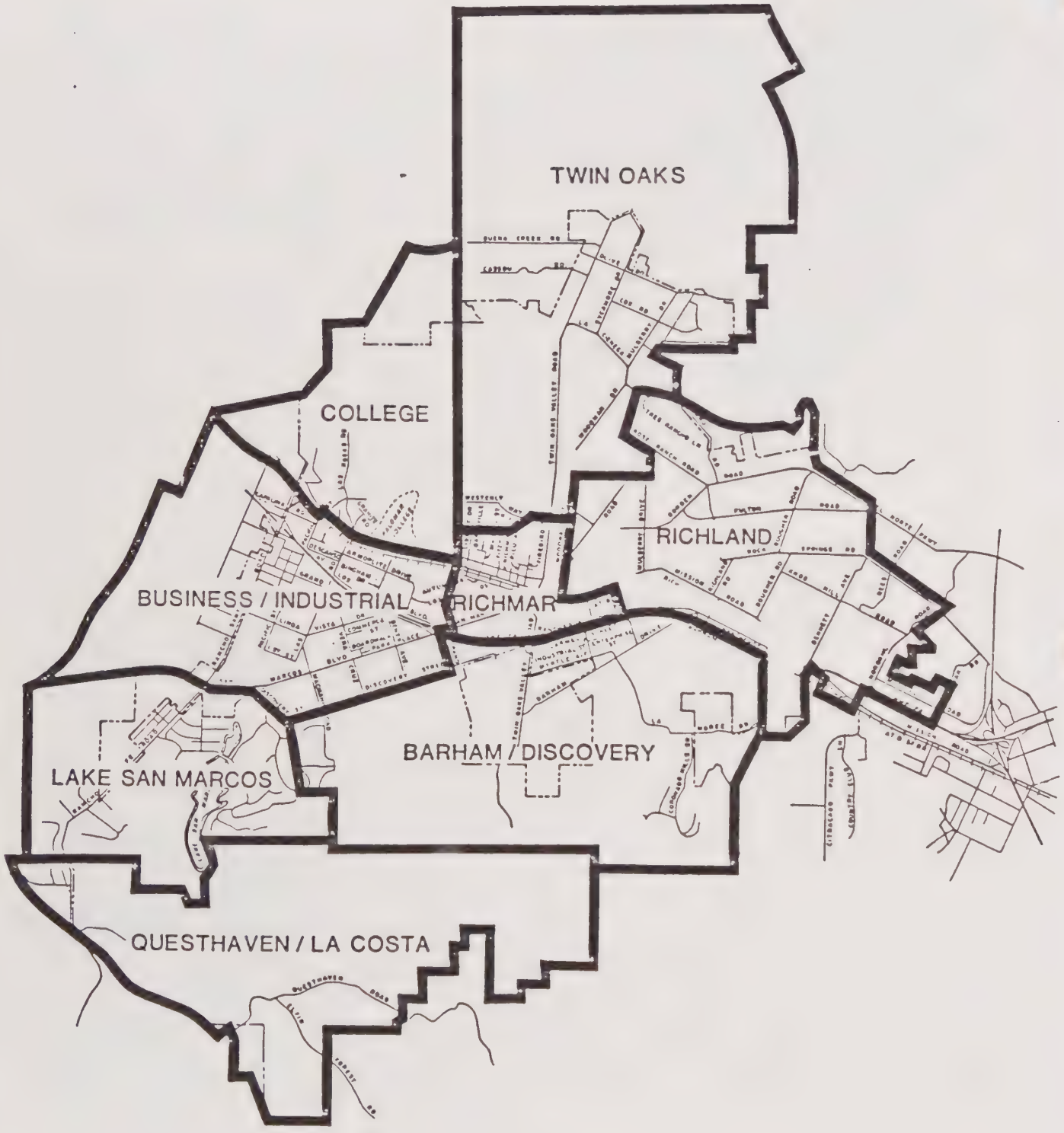


Figure 2:

General Plan Neighborhoods

TABLE 1

POPULATION TRENDS

JURISDICTION	1970	1980	1984	1990
San Marcos	3,896	17,479	18,986	26,190
Vista	24,688	35,834	41,945	42,043
Escondido	36,792	64,355	74,278	79,855
San Diego County	1,357,854	1,861,846	2,040,888	2,317,300*

*Note: Excludes far East County.

Sources: 1970 U.S. Census
1980 U.S. Census
1984 Population Estimates, State Department of Finance
SANDAG Servies VI Regional Growth Forecast

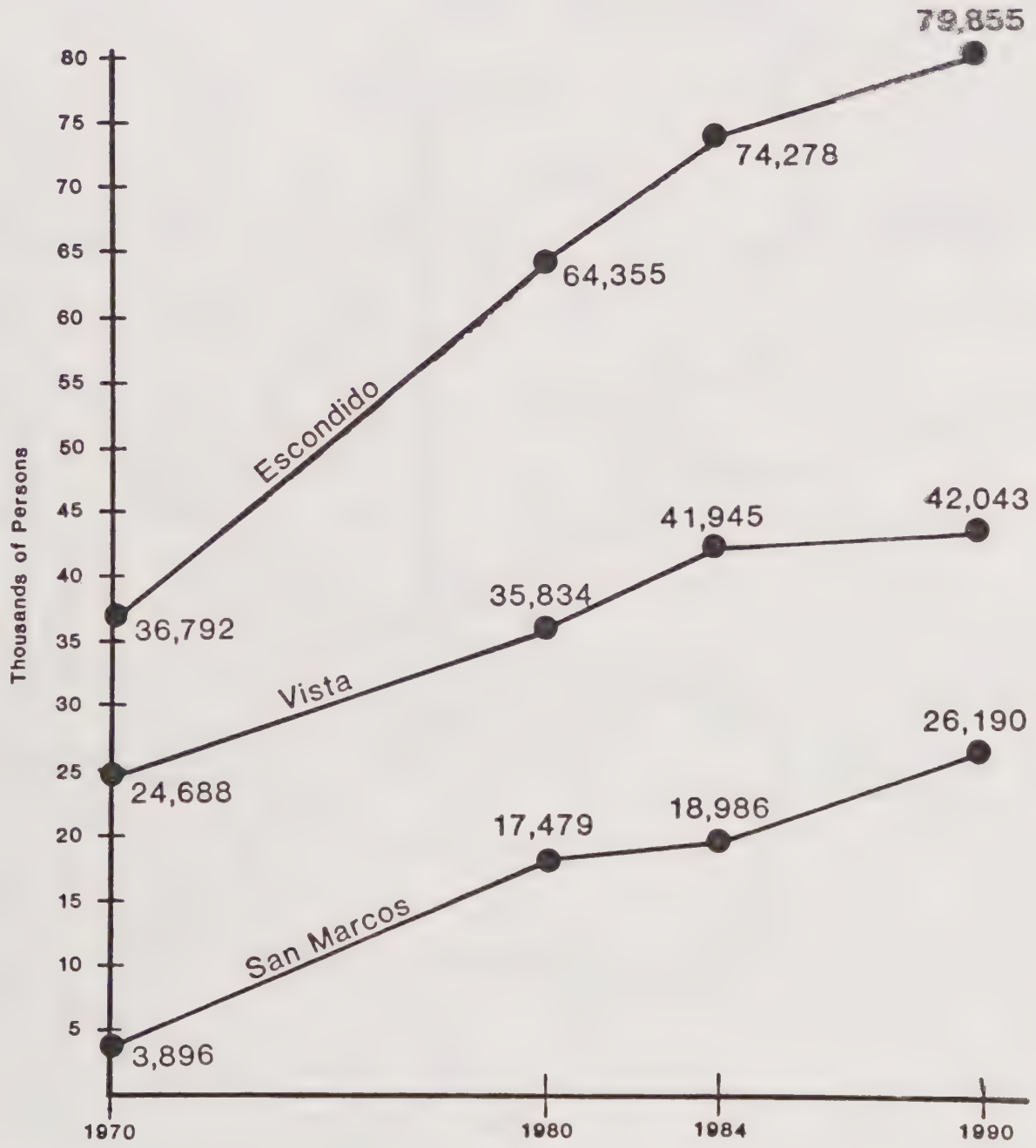


Figure 3:

Population Trends

TABLE 2

POPULATION AND HOUSEHOLDS

GENERAL PLAN NEIGHBORHOODS

NEIGHBORHOOD	POPULATION	HOUSEHOLDS
Barham Discovery	1,949	681
Business & Industrial	6,447	2,776
College Area	1,731	615
Lake San Marcos	2,319	1,193
Questhaven/La Costa	1,455	744
Richland	10,160	3,227
Richmar	1,404	517
Twin Oaks Valley	737	220
San Marcos Total	26,202	9,973

Source: 1980 U.S. Census

Note: Neighborhoods are shown in Figure 2. These neighborhoods include unincorporated areas which are a part of San Marcos sphere of influence. Therefore, the total is larger than that for the City alone.

TABLE 3

RACE AND ETHNICITY

RACE/ETHNICITY	1970		1980	
Amerind	22	(0.6%)	131	(0.7%)
Asian	19	(0.5%)	287	(1.6%)
Black	0	-	77	(0.4%)
White	3,780	(97.0%)	15,915	(91.0%)
Other (Spanish & Non-Spanish)	75	(1.9%)	1,069	(6.1%)
TOTAL	3,896	(100.0%)	17,479	(100.0%)
Hispanic	326	(8.6%)	2,233	(12.8%)

Source: 1970 and 1980 U.S. Census
Note: Persons of Hispanic origin are distributed across several racial groups.

TABLE 4

AGE CHARACTERISTICS

OF THE POPULATION

1970 - 1980

AGE RANGE	1970		1980	
0 - 4 (Preschool)	287	(7.4%)	1,445	(8.3%)
5 - 19 (School)	1,119	(28.7%)	4,081	(23.3%)
20 - 24 (College)	218	(5.6%)	1,219	(7.0%)
25 - 54 (Working)	1,258	(32.3%)	6,391	(36.6%)
55 - 59 (Early Retirement)	214	(5.5%)	784	(4.5%)
60 - 64 (Retirement)	241	(6.2%)	838	(15.6%)
65+ (Senior Citizens)	559	(14.3%)	2,721	(4.8%)
TOTAL	3,896	(100.0%)	17,479	(100.0%)

Source: U.S. Census

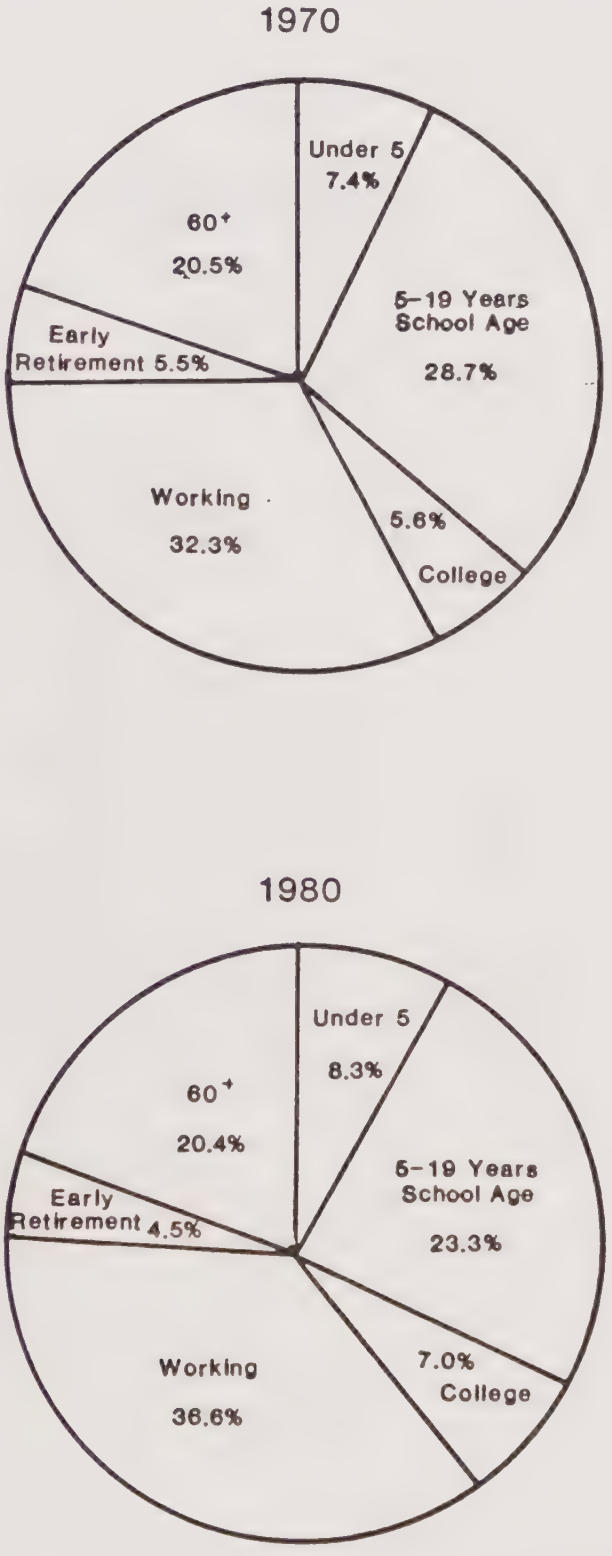


Figure 4:
Age Characteristics of the Population : 1970-1980

TABLE 5

HOUSEHOLD CHARACTERISTICS

1970 - 1980

CHARACTERISTIC	1970		1980	
Total Households	1,275		6,242	
Total Families	1,092		4,991	
% Families	85.6%		80%	
Average Household Size	3.0		2.8	
Large Families (5+ People)	240	(18.8%)	789	(12.6%)
Single Parent Families	124	(9.7%)	635	(10.2%)
Elderly (65+) Households	332	(26.0%)	1,653	(26.0%)
Crowded Households	111	(8.7%)	230	(3.0%)

Sources: 1970 U.S. Census
1980 U.S. Census

Note: Household characteristics are given for the City only, not the City and surrounding unincorporated sphere of influence. Therefore, the totals do not agree with Tables 2 and 5.

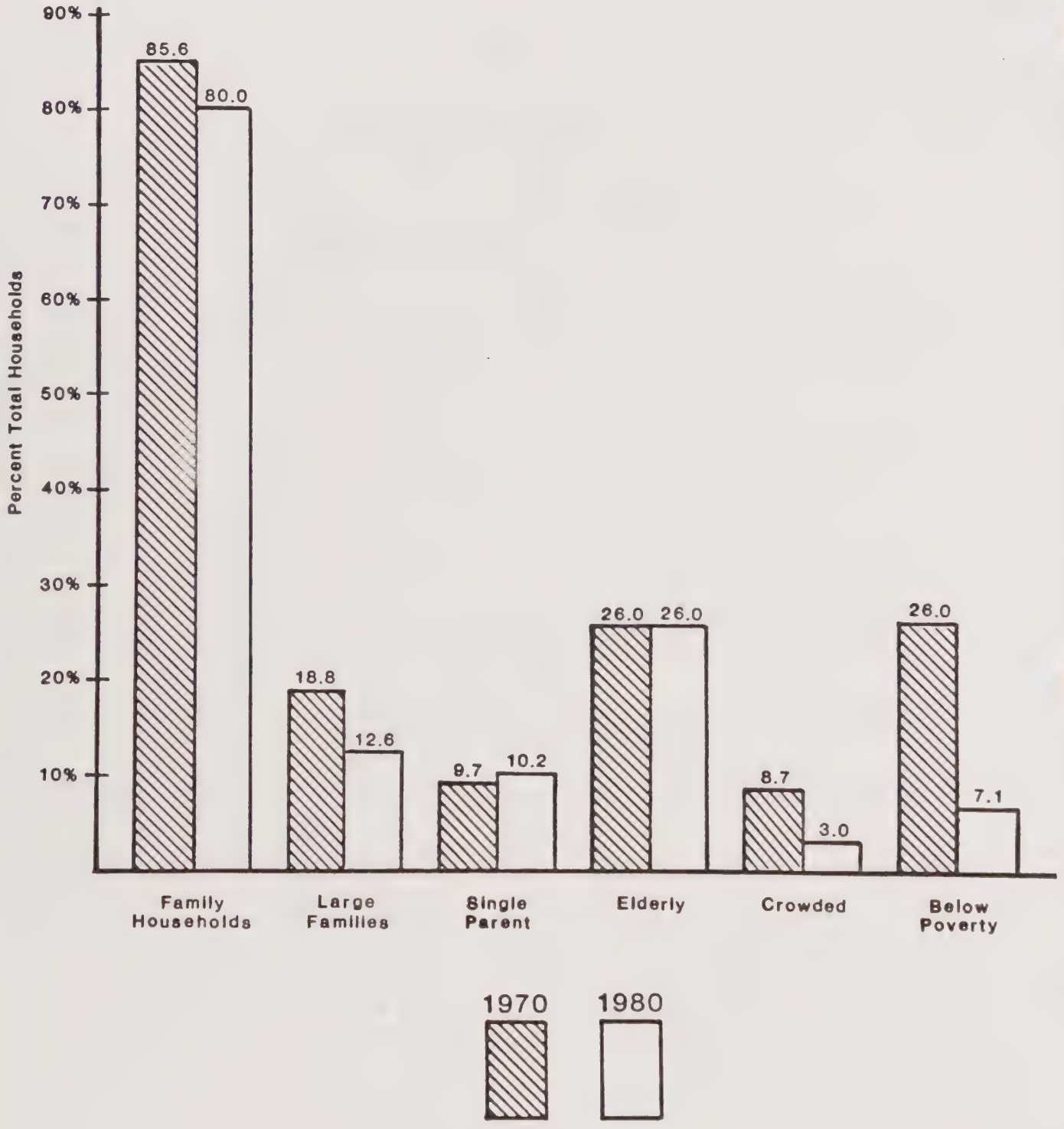


Figure 5

Household Characteristics

TABLE 6

FAMILY/HOUSEHOLD INCOME

1970 - 1980

	1970	1980
San Marcos Median Income	$ 6,872	$ 18,215
Regional Median Income	$ 7,627	$ 17,107
Very Low Income	210 (19%)	1,108 (17.8%)
Low Income	135 (12%)	1,073 (17.2%)
Moderate Income	268 (25%)	1,365 (21.9%)
Upper Income	479 (44%)	2,677 (43.0%)
Households Below Poverty	279 (26%)	442 (7.1%)

Sources: 1970 U.S. Census
1980 U.S. Census

Note: Very Low Income = Households earning less than 50% of the regional median income, or $8,553 in 1980.

Low Income = Households earning between 50% and 80% of the regional median income, or $8,554 to $13,685 in 1980.

Moderate Income = Households earning between 80% and 120% of the regional median income, or $13,686 to $20,528 in 1980.

Upper Income = Households earning over 120% of the regional median income, or $20,529 in 1980.

TABLE 7

1980 HOUSEHOLD INCOME CHARACTERISTICS

BY NEIGHBORHOOD

NEIGHBORHOOD	PERCENT VERY LOW	PERCENT LOW	PERCENT MODERATE	PERCENT UPPER	MEDIAN	PERCENT BELOW POVERTY
Barham/Discovery	18.0	11.7	22.9	47.4	$19,732	9.0
Business & Industrial	23.9	21.6	26.2	28.3	14,716	6.8
College Area	18.2	20.0	22.1	39.7	16,579	9.1
Lake San Marcos	15.0	13.0	17.2	54.8	21,833	3.4
Questhaven/La Costa	24.7	25.8	21.0	28.5	13,529	3.4
Richland	12.9	13.4	20.0	53.7	21,751	4.3
Richmar	28.7	22.8	27.7	25.8	13,061	15.1
Twin Oaks Valley	28.2	19.2	15.5	37.1	14,519	15.1
San Marcos Total	1,108	1,073	1,365	2,677	$17,913	6.1
%	17.8	17.2	21.9	43.0		

Source: 1980 U.S. Census

Note: Poverty level threshholds are shown on Table 8. Very low income is defined as earning less than 50 percent of the regional (County) median; low income is between 51 and 80 percent of the regional median; moderate income is between 81 and 120 percent; and upper income is over 120 percent of the regional median.

ure

TABLE 8

INCOME THRESHOLDS AT THE POVERTY LEVEL BY SIZE OF FAMILY IN 1979

(National)

Size of Family Unit	Weighted Average Thresholds	Number of Dependents								
		None	1	2	3	4	5	6	7	8 or more
1 Person[1]	$ 3,686	3,774								
Under 65 yr.	$ 3,774	3,479								
65 yr. & Over	$ 3,479									
2 Persons[2]	$ 4,723									
HH under 65	$ 4,876	4,858	5,000							
HH 65 & over	$ 4,389	4,385	4,981							
3 Persons	$ 5,787	5,674	5,839	5,844						
4 Persons	$ 7,412	7,482	7,605	7,356	7,382					
5 Persons	$ 8,776	9,023	9,154	8,874	8,657	8,525				
6 Persons	$ 9,915	10,378	10,419	10,205	9,999	9,693	9,512			
7 Persons	$11,237	11,941	12,016	11,759	11,580	11,246	10,857	10,429		
8 Persons	$12,484	13,356	13,473	13,231	13,018	12,717	12,334	11,936	11,835	
9 or more Persons	$14,812	16,006	16,144	15,929	15,749	15,453	15,046	14,677	14,586	14,024

1. Unrelated individual.
2. Householders.

Source: U.S. Census, 1980.

TABLE 9

POVERTY STATUS

BY RACE

CITY OF SAN MARCOS

RACE/ETHNICITY	PERSONS BELOW POVERTY LEVEL	PERSONS ABOVE POVERTY LEVEL
White	1,301 (8.8%)	14,697 (91.2%)
Black	24 (20.0%)	99 (80.0%)
Indian	0	132 (100.0%)
Asian	8 (3.2%)	249 (96.8%)
Hispanic	322 (14.6%)	1,884 (85.4%)
TOTAL	1,489 (8.6%)	15,894 (91.4%)

Source: 1980 U.S. Census

Note: Tabulations exclude persons living in group quarters (jails, barracks, dormitories, convents, etc.) and unrelated individuals under 15 years of age.

TABLE 10

POVERTY STATUS

BY HOUSEHOLD TYPE - 1980

HOUSEHOLD TYPE	POVERTY LEVEL BELOW	%	ABOVE	%
Households with Head 15-64 Years Old	381	(8.4)	4,166	(91.6)
Households with Head 65+ Years Old	61	(3.6)	1,615	(96.4)
Families with Children	227	(9.1)	2,269	(90.9)
Without Children	43	(1.7)	2,438	(98.3)
Female-Headed Families With Children	75	(21.8)	269	(78.2)
Female-Headed Without Children	5	(5.9)	80	(94.1)

Source: 1980 U.S. Census

Note: See text and Table 8 for definition of the federally-defined poverty status.

TABLE 11

HOUSING EXPENDITURES

AS

PERCENTAGE OF INCOME - 1980

INCOME/COST	1980 RENTER	1980 OWNER
Less than $5,000		
Spent less than 24.0%	14	31
Spent 25.0-34.0%	16	6
Spent 35.0% or more	131	55
$5,000 - $9,999		
Spent less than 24.0%	35	61
Spent 25.0-34.0%	68	8
Spent 35.0% or more	158	111
$10,000 - $14,000		
Spent less than 24.0%	97	113
Spent 25.0-34.0%	156	56
Spent 35.0% or more	87	148
$15,000 - $19,000		
Spent less than 24.0%	149	187
Spent 25.0-34.0%	44	70
Spent 35.0% or more	36	16
$Income $20,000 or more		
Spent less than 24.0%	348	1,188
Spent 25.0-34.0%	35	450
Spent 35.0% or more	0	207

Note: The columns do not sum to the total number of households because those who paid no cash rent are not included and only single-family, non-condominium units on lots less than 10 acres in size are included as owner units.

B. Employment Characteristics

One of the factors that can contribute to an increase in housing demand in an area is an expansion of the employment base. Most households prefer to live near their members' places of employment. San Marcos is not a major employment center. Information prepared by SANDAG for the Regional Growth Forecast (derived from California Employment Development Department statistics), shows that only 10,223 jobs were located in San Marcos in 1980. Table 12 shows SANDAG's projections of growth in employment in the area. In contrast, the 1980 Census showed 7,412 San Marcos residents in the labor force.

Table 13 shows the employment by industry and Table 14 shows the occupation types of San Marcos residents. Together, they paint a picture of a predominantly middle class community of professionals, administrators, and skilled workers. However, all occupation groups and industries are represented within the city.

San Marcos is definitely a part of the San Diego Market Area in terms of employment. Many of the City's residents do not work in the City of San Marcos and some commute to jobs outside San Diego County. (Table 15 shows their place of work and Table 16 the length of their commutes.) As north County continues to grow, San Marcos can expect to grow with it - both as an employment center and residential community. SANDAG Series VI Population Forecasts considered the effect of projected employment growth or the future population of the City, and thus the adopted growth projections reflect this factor.

TABLE 12

SANDAG SERIES VI

EMPLOYMENT PROJECTIONS

1985 - 2000

AREA	1985	1990	1995	2000
San Marcos	12,926	18,100	21,200	24,000
Escondido	32,090	39,200	43,100	46,600
Vista	13,334	16,400	18,600	20,700
Carlsbad	18,399	28,000	32,700	37,100

Source: SANDAG Series VI Regional Growth Forecast

Note: Projections are for Subregional Areas not cities, and include only civilian employment.

TABLE 13

EMPLOYMENT BY INDUSTRY

1970 - 1980

INDUSTRY	1970		1980	
Armed Forces	18	(1 %)	121	(2 %)
Agriculture, Mining and Construction	100	(7 %)	1,088	(16 %)
Manufacturing	292	(22 %)	1,500	(21 %)
Transportation, Utilities and Communication	47	(3 %)	567	(8 %)
Trade	275	(20 %)	1,276	(18 %)
Finance, Insurance, and Real Estate	94	(7 %)	370	(5 %)
Services	237	(18 %)	1,762	(25 %)
Public Administration	89	(7 %)	303	(4 %)
Other	197	(15 %)	-	
TOTAL	1,349	(100.0%)	6,987	(100.0%)

Sources: 1970 U.S. Census
1980 U.S. Census

Note: FIRE = Finance, Insurance, and Real Estate.
The category "Other" was eliminated in 1980.

TABLE 14

OCCUPATION OF

SAN MARCOS RESIDENTS

1980

OCCUPATION GROUP	PERSONS	PERCENT
Armed Forces	121	(1.7)
Managerial and Professional	1,547	(22.1)
Technical, Sales, and Administrative Support	1,933	(27.7)
Services	836	(12.0)
Farming, Forestry, and Fishing	281	(4.0)
Precision Production, Craft, and Repair	1,111	(15.9)
Operators, Fabricators, and Laborers	1,158	(16.6)
TOTAL	6,987	(100.0)

Sources: 1980 U.S. Census

TABLE 15

PLACE OF WORK

SAN MARCOS RESIDENTS

1980

PLACE OF WORK	PERSONS	PERCENT
San Marcos	1,922	(28%)
City of San Diego	884	(12%)
Other San Diego County	3,279	(48%)
Outside County	235	(3%)
Not Reported	501	(7%)
TOTAL	6,821	(100%)

Source: 1980 U.S. Census
This was a sample question, so 100% of the workers were not polled.

TABLE 16

COMMUTE TIME

SAN MARCOS RESIDENTS

COMMUTE TIME	WORKERS	PERCENT
0 - 5 min.	163	(2.4%)
5 - 9 min.	1,153	(17.2%)
10 - 14 min.	1,445	(21.6%)
15 - 19 min.	1,269	(18.9%)
20 - 29 min.	1,165	(17.4%)
30 - 44 min.	895	(13.4%)
45 - 50 min.	349	(5.2%)
60+ min.	264	(3.9%)
TOTAL	6,703	(100.0%)

Source: 1980 U.S. Census
This was a sample question, so the total does not agree with others in this section.

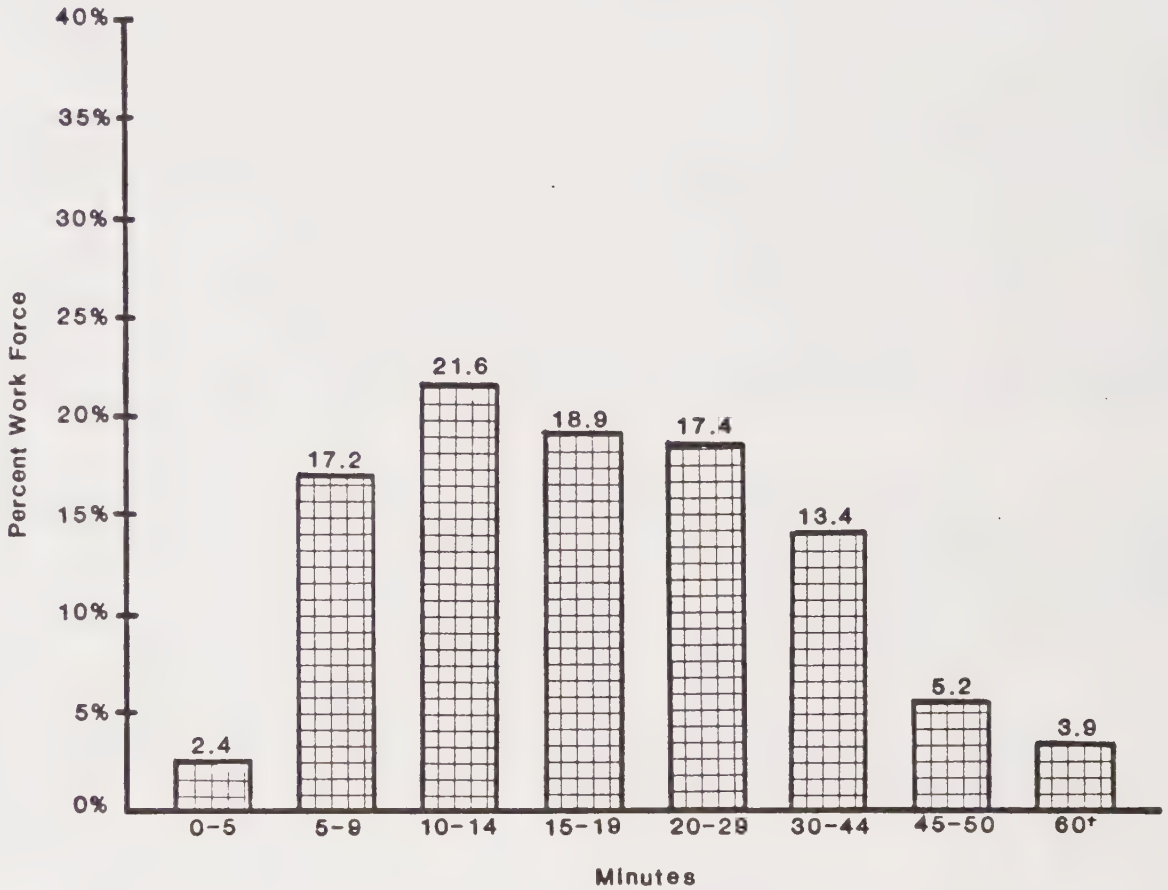


Figure 6:

Commute Time

C. Housing Unit Characteristics

The analysis of housing need is based not only on the population, household, and employment characteristics discussed above, but also on the type of housing available to San Marcos' residents. Housing need is defined as the difference between the type housing required by the City's present and expected population, and the type of housing available to them. San Marcos has a wide range of housing types for residents to choose from. Table 17 shows the number of units by type for the City and whether they are owner or renter occupied. The various housing types are distributed throughout the City, however the northern neighborhoods have a higher percent of single family detached units while the southern neighborhoods have a greater concentration of higher density multi-family and mobilehome uses. Probably as a result of this distribution of unit types, the southern section has a higher percentage of renter occupied units than does the north or the city as a whole. Table 18 shows tenure by unit type for each neighborhood. The distribution of unit types and tenure patterns are reasonable in light of the fact that the southern area contains most of the employment opportunities, shopping centers and services, as well as public transportation routes. This is the more logical location for higher densities and rental units.

One of the most striking characteristics of the San Marcos' housing supply is the great proportion of mobilehomes. At 26.3% San Marcos has proportionally more mobilehomes than any other city in the region. The county-wide percentage is 7.4% and for the unincorporated area, it is 9%.3%. Many of them were established as adult communities specifically designed for retirees who were seeking an alternative to single-family or apartment housing. They remain a major component of the city's affordable housing stock.

Because the vast majority of housing in the City has been built since 1970, very little of it is in poor condition. A windshield survey conducted in 1983 revealed that 135 units (2.1%) are in need of some rehabilitation but only 41 units (0.6%) are in such poor condition that they should be torn down and replaced. Most of these units (146) are located in San Marcos Redevelopment Project Area Number 1. 128 are on land zoned for other uses and are surrounded by commercial and industrial uses, with the attendant traffic, noise, and dust problems. This area is also subject to flooding from San Marcos creek and its tributaries. Redevelopment should result in improved housing for the residents of these substandard dwellings.

The cost of housing determines whether or not a household will be able to occupy an adequately sized unit in good condition in the area in which they want to live. Table 19 shows housing costs in San Marcos in comparison to other jurisdictions in the area, as reported by the 1980 census. The median value of owner-occupied units in San Marcos in 1980 was reported at less than the county-wide median but higher than neighboring cities. (The median is the midpoint - half of the houses in the city are worth more and half are worth less.) However, the median rent was higher than that countywide but lower than surrounding cities.

A 1983 survey of housing sales prices revealed that the national recession has affected the San Marcos housing market - the median single family (non-condominium) house price dropped to $86,450. The effects of this recession cannot be expected to continue indefinitely, and when an expansive period begins again, San Marcos can expect higher growth rates and prices. Table 20 shows the survey of housing prices by bedroom size. Table 21 shows rents in the San Marcos/Vista area in comparison to those in Poway and Escondido.

As an indication of the affordability of San Marcos' housing, the 1980 median income for the city can be compared with 1980 home prices. Using the Federal Department of Housing and Urban Development standard that a household can afford to purchase a unit worth up to three times its annual gross income, in 1980 a household earning the median income for the City ($18,215) could not have afforded the median priced house at $89,400. They could have afforded only $54,645 - a gap of $34,755, or 65% more than they could afford. Nonetheless, the market survey revealed that there were units of all sizes and types available at prices which the "typical" median income household could have afforded. The range of prices for single family homes, condominiums and mobilehomes is quite wide.

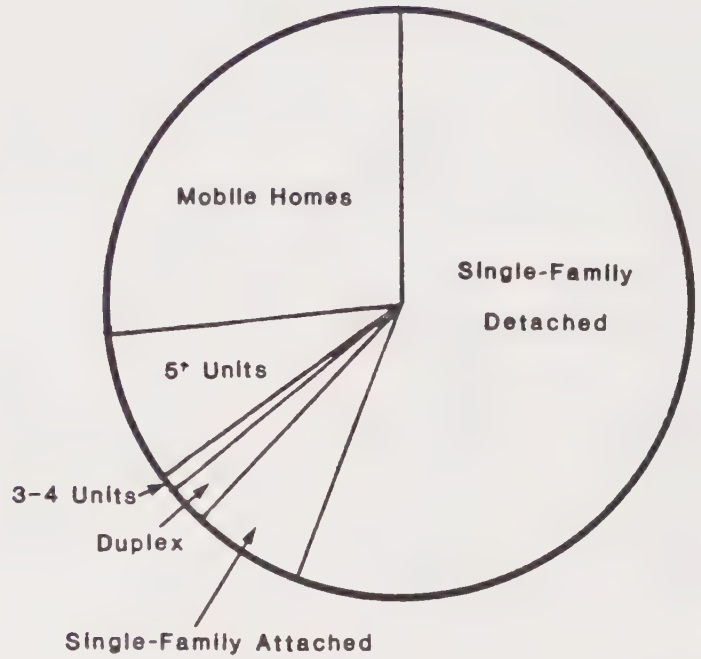
Households which cannot afford to purchase adequate housing in good condition frequently compromise by (1) looking elsewhere, (2) accepting smaller/cheaper units, or (3) accepting substandard (and therefore cheaper) units. As we have seen, substandard units are not a major problem in San Marcos. Ovecrowding is not a problem either. The 1980 census showed that only 230 households (3.7%) averaged more than 1.01 persons per room - the census definition of overcrowding. This compares with 5.5% county-wide in 1980. However, 12.6% of the large families and 9.1% of the renter households are overcrowded. This would indicate a need for larger (3 or more bedrooms) rental units.

TABLE 17

UNIT TYPE AND TENURE

UNIT TYPE	OWNER OCCUPIED	RENTER OCCUPIED	TOTAL	PERCENTAGE
Single-Family Detached	2,924 (81.1)	594 (16.5)	3,607	(55.6)
Single-Family Attached	227 (51.8)	181 (41.3)	438	(6.8)
Duplex	31 (24.0)	98 (76.0)	129	(2.0)
3-4 Units	44 (64.7)	24 (35.3)	68	(1.0)
5+ Units	67 (12.6)	445 (83.5)	533	(8.2)
Mobile Homes	1,451 (85.0)	156 (9.1)	1,707	(26.3)
TOTAL	4,744 (73.2)	1,498 (23.1)	6,482	(100.0)

Sources: 1980 U.S. Census
Records of the Building and Safety Department
Federal Home Loan Bank Board



Single-Family Detached	55.6%
Single-Family Attached	6.8%
Duplex	2.0%
3-4 Units	1.0%
5+ Units	8.2%
Mobile Homes	26.3%

Figure 7:

Unit Type

TABLE I

UNIT TYPE AND TENURE - 1980
SAN MARCOS NEIGHBORHOODS

AREA	Single-Family Detached		Single-Family Attached		Duplex		3 to 4 Units		5 or More Units		Mobile Homes		TOTAL	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
01 Barham/Discovery														
Owner Occupied	470	80.0	8	47.1	0	-	0	-	27	100.0	86	83.5	591	80.1
Renter Occupied	81	13.9	9	52.9	7	100.0	0	-	0	-	17	16.5	114	15.4
Vacant	32	5.5	0	-	0	-	0	-	0	-	0	-	32	4.5
02 Business & Industrial														
Owner Occupied	787	80.4	191	61.8	21	43.8	16	69.6	14	15.1	1,202	84.1	2,231	77.4
Renter Occupied	157	16.0	118	38.2	27	56.3	7	30.4	79	85.0	106	7.4	494	17.1
Vacant	35	3.6	0	-	0	-	0	-	0	-	121	8.5	156	5.4
03 College														
Owner Occupied	276	83.9	39	49.4	5	100.0	10	100.0	9	4.4	17	100.0	356	55.3
Renter Occupied	47	14.3	40	50.6	0	-	0	-	174	85.3	0	-	261	40.5
Vacant	6	1.8	0	-	0	-	0	-	21	10.3	0	-	27	4.2
04 Lake San Marcos														
Owner Occupied	741	86.3	182	50.9	17	54.8	0	-	93	94.9	0	-	1,033	75.6
Renter Occupied	59	6.9	54	15.1	14	45.2	7	33.3	5	5.1	0	-	139	10.2
Vacant	59	6.9	121	33.9	0	-	14	66.7	0	-	0	-	194	14.2
05 Questhaven/La Costa														
Owner Occupied	125	85.0	20	100.0	0	-	0	-	0	-	557	89.4	702	88.1
Renter Occupied	7	4.8	0	-	0	-	0	-	7	100.0	39	6.3	53	6.6
Vacant	15	10.2	0	-	0	-	0	-	0	-	27	4.3	42	5.3
06 Richland														
Owner Occupied	2,144	83.9	69	49.3	5	100.0	18	100.0	34	81.0	477	83.0	2,747	82.4
Renter Occupied	378	14.8	59	42.1	0	-	0	-	8	19.0	51	8.9	496	14.9
Vacant	33	1.3	12	8.6	0	-	0	-	0	-	47	8.2	92	2.8
07 Richmar														
Owner Occupied	39	25.5	34	63.0	6	7.1	-0	-	0	-	0	-	79	14.4
Renter Occupied	34	22.2	20	37.0	79	93.0	20	100.0	237	100.0	0	-	390	71.0
Vacant	80	52.3	0	-	0	-	0	-	0	-	0	-	80	14.6
08 Twin Oaks Valley														
Owner Occupied	119	77.8	10	15.7	0	-	0	-	9	60.0	0	-	138	54.3
Renter Occupied	34	22.2	24	37.5	18	100.0	4	100.0	6	70.0	0	-	86	33.9
Vacant	0	-	30	46.9	0	-	0	-	0	-	0	-	30	11.8
CITY TOTAL														
Owner Occupied	4,701	81.9	553	53.2	54	27.1	44	45.8	186	25.7	2,339	85.1	7,877	74.6
Renter Occupied	858	14.9	324	31.2	145	72.9	38	39.6	516	71.4	213	7.8	2,033	19.2
Vacant	180	3.1	163	15.7	0	-	14	14.6	21	2.9	195	7.1	653	6.2

Source: 1980 U.S. Census

TABLE 19

1980 - HOUSING COSTS

JURISDICTION	1980 MEDIAN VALUE	1980 MEDIAN CONTRACT RENT	1980 MEDIAN INCOME
San Marcos	$ 89,400	$264	$ 17,913
Barham/Discovery	117,800	221	19,732
Business & Industrial	70,600	273	14,716
College Area	76,900	223	16,579
Lake San Marcos	120,200	431	21,833
Questhaven/La Costa	74,400	148	13,529
Richland	90,800	414	21,751
Richmar	67,000	249	13,061
Twin Oaks Valley	100,000	265	14,519
San Diego County	91,000	257	$ 17,107

Source: 1980 U.S. Census

Note: Value is estimated by owners for non-condominium owner-occupied units on parcels of less than 10 acres.

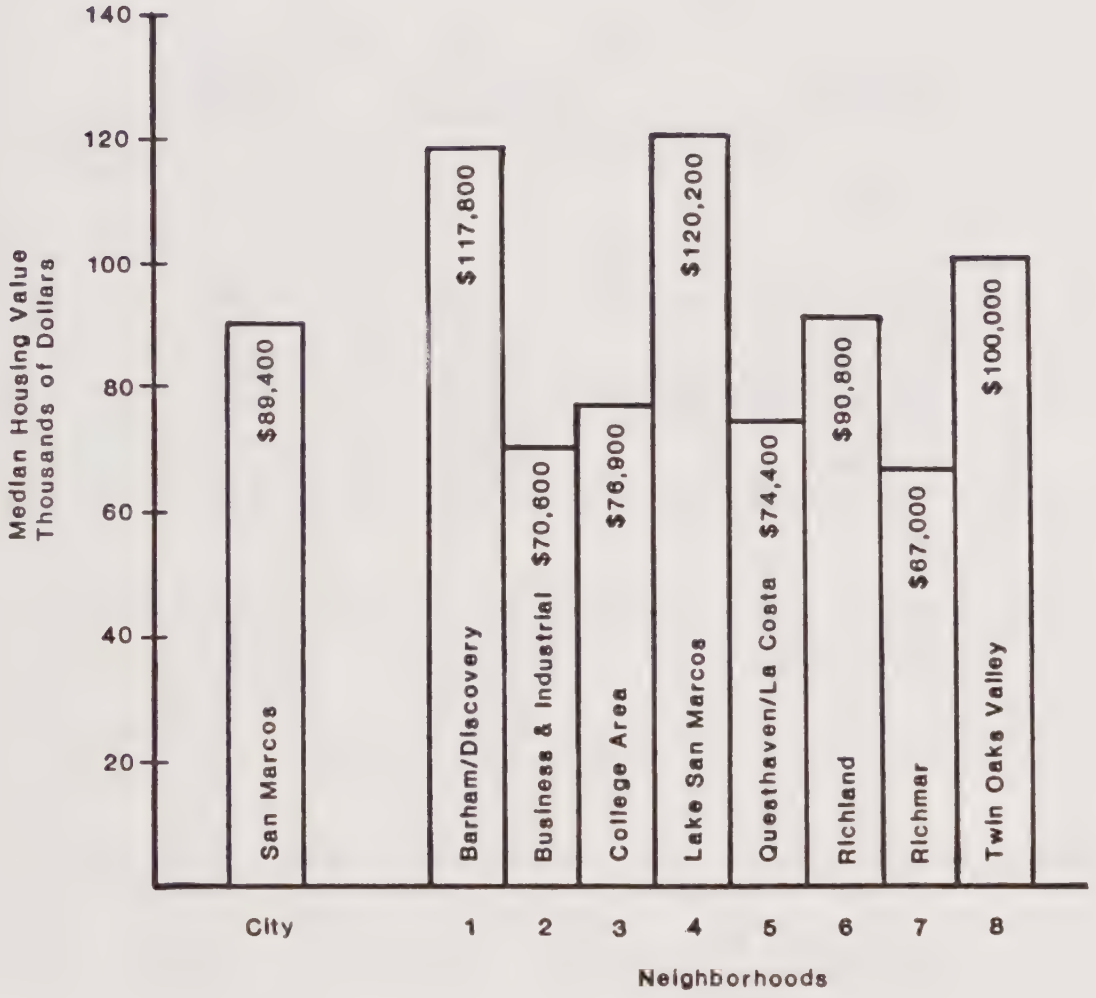


Figure 8:
1980 Median
Housing Value

TABLE 20

HOUSING SALES PRICES - 1984

UNIT TYPE/SIZE	MEDIAN	AVERAGE	RANGE
Single-Family			
2 Bedroom	$67,200	$73,337	$56 - 139,000
3 Bedroom	87,950	86,854	48 - 180,000
4+ Bedroom	99,500	105,940	70 - 182,000
Condominium			
2 Bedroom	$62,600	$60,164	$50 - 70,000
3 Bedroom	72,500	71,514	70 - 73,000
Mobilehome			
2 Bedroom	$22,000	$28,000	$11 - 50,000
3 Bedroom	20,000	21,500	13 - 30,000

Source: California Market Data Center; Sales reported July, 1981 - July, 1983

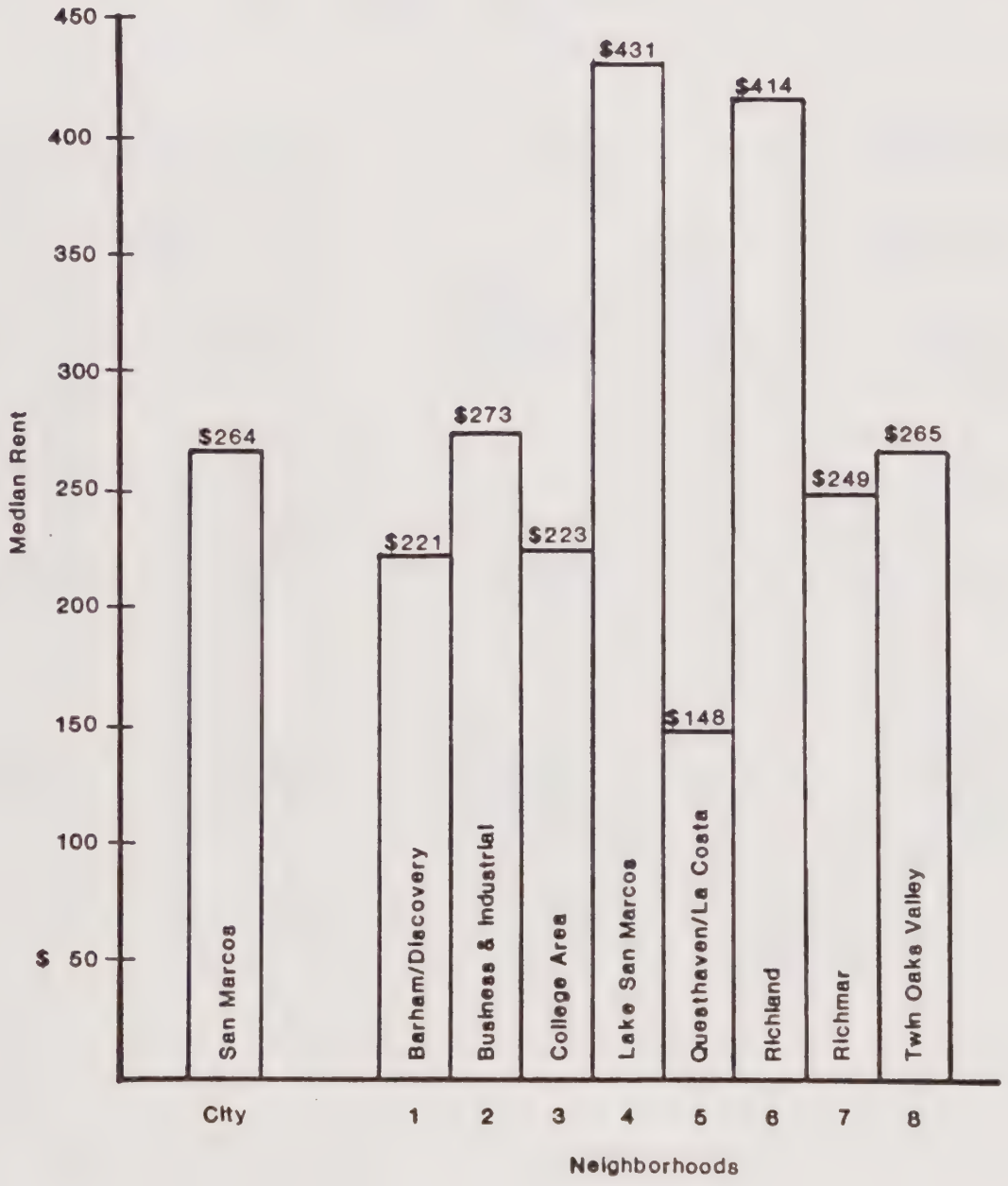


Figure 9:
1980 Median
Contract Rents

TABLE 21

APARTMENT RENTS - 1983

UNIT TYPE	SAN MARCOS-VISTA	ESCONDIDO	POWAY
Studio	$ 291	$ 271	$ 235
1 Bedroom, 1 Bath	337	325	342
2 Bedroom, 1 Bath	362	384	379
2 Bedroom, 1.5 Bath	384	415	369
2 Bedroom, 2 Bath	416	421	376
3 Bedroom, 2 Bath	459	454	455
Vacancies	31	57	0

Source: Hanson Realty Commercial Division
Survey of apartment managers in complexes with over 10 units.
March, 1983.

D. Summary of Housing Needs

The existing housing needs of San Marcos' residents have been discussed above. Briefly, they are summarized as follows:

290 low and 1029 moderate income households are paying more than 25% of their income for housing. 696 of these are renters.

230 households are overcrowded.

176 households live in substandard housing.

In addition to assisting these households, provision must be made for sufficient new construction to house the expected future population. Otherwise, prices and overcrowding will only increase. San Marcos future growth is dependent on a number of factors - not all of which are under the city's control. The current revision of the General Plan has set limits on the number of units which existing vacant land can accommodate. However, growth is not expected to meet these limits within the five-year life of this plan.

Over the next five years, San Marcos is expected to add 1,950 households, according to the recently adopted Regional Housing Needs Statement prepared by SANDAG. When a vacancy factor is added (5%), this would translate to 3,618 housing units. Based on past development trends, the City does not anticipate any problems meeting this need. However, the distribution of units by price may not be so easily achieved. SANDAG estimates that the 1950 households will have the following income distribution:

439 very low income	(22.5)
337 low income	(17.3)
377 moderate income	(19.3)
799 upper income	(40.9)

The City Council has adopted as its goal the development over 5 years of 225 housing units affordable to lower income households as well as assisting existing residents who are overpaying, overcrowded, or living in substandard conditions.

The following sections describe the constraints on the production of affordable housing in San Marcos and the programs which San Marcos operates to encourage the development of good quality, affordable housing.

In addition to these housing needs, state law also requires that each local jurisdiction analyze the housing needs of the homeless. By their very transiency, these people are difficult to count. North County social service agencies reported 55 requests for shelter from San Marcos in 1984. Most of these were directed to facilities in Escondido, since no such services exist in San Marcos.

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IV. CONSTRAINTS ON HOUSING PRODUCTION

A. Market Constraints

The cost of all housing rose between 1970 and 1980 as the cost of each component rose. Since 1980 costs have stabilized, and in some cases fallen. The major components of housing cost are: land, labor, materials, financing, overhead, and profit. The cost of each of these will vary significantly depending on the location of the development and the type of housing being built. Land in some areas costs more per square foot than land in other areas. Even within San Marcos sites with a view or near streams or other attractive natural features will cost more per square foot than those which do not have such features. The cost of residential land varied between $7 and $10 per square foot in 1984.

Construction costs also vary according to the type of development. Multifamily housing is generally less expensive to construct than single family housing. However, there is a wide variation within each type depending on the size of the unit and the number and quality of the amenities offered. This includes such obvious items as the inclusion of fireplaces, swimming pools and tennis courts, as well as less obvious decisions on the grade of carpeting and tiles used, types of appliances and light fixtures, and quality of cabinetry and other woodwork. Table 22 shows the cost profiles for different types of housing in San Diego County.

Table 23 shows the average percentage contribution of each cost factor to the overall cost of constructing a single family house in southern California over the past 10 years. The factor which has grown most rapidly in recent years is the cost of financing. Developers as well as homebuyers have found it difficult to acquire financing even if they could afford the high interest rates. A reduction in interest rates would probably lead to increased development activity throughout the County, including San Marcos.

Manufactured housing (including both mobilehomes and modular housing) is significantly less expensive than conventional construction. However, even within this type of housing there is a wide range of prices depending on the size and finish of the units. In 1981, the average cost per square foot of a manufactured house was $27, but this did not include the cost of land and improvements.

The interrelationship of the cost components is very complex and shifts significantly from area to area and development to development. For example, where a developer has owned a piece of land for five or ten years (speculating that it would be valuable in the future) the cost of land per unit would be less than if it had been recently purchased. Finally, the availability of skilled construction crews who will work for less than union wages can reduce costs. The number of factors which must be considered by the developer and can be adjusted to make a project pencil out mean that it is difficult to describe an average or typical project. In the final analysis, the major controlling factors appear to be the requirements of the development review process and the ultimate marketability of the unit.

TABLE 22

ANALYSIS OF 1983 NEW HOME SALES

IN SAN DIEGO COUNTY

BY TYPE OF STRUCTURE

UNIT TYPE	PERCENT TOTAL SALES	AVERAGE PRICE	AVERAGE BEDROOMS	AVERAGE SQ. FT.	PRICE PER SQ. FT.
All Sales	100%	$125,100	2.97	1,630	$ 76.70
Single-Family Detached	66.2%	$135,600	3.26	1,779	$ 76.20
Town-house	13.3%	$109,200	2.44	1,398	$ 78.10
Row House	13.3%	$101,300	2.39	1,331	$ 76.10
High Rise	0.4%	$136,000	3.00	1,291	$105.30
Flat	1.6%	$103,900	1.85	1,114	$ 93.30
Garden	0.6%	$126,900	2.25	1,347	$ 94.20
Zero Lot Line	4.6%	$ 99,900	2.65	1,380	$ 72.40

Source: Construction Industry Research Board
February 1984 Analysis of 1983 New Home Sales

TABLE 23

COST COMPONENTS

SINGLE FAMILY HOUSE

1970 - 1980

COMPONENT	1970	1976	1980
CONSTRUCTION			
LABOR	20.9%	18.6%	15.5%
MATERIALS	35.1	30.4	27.0
IMPROVED LAND	21.0	25.0	27.8
INTERIM FINANCING	6.5	8.5	12.0
OVERHEAD & PROFIT	12.0	12.5	12.7
OTHER	4.5%	4.9%	5.0%
	100%	100%	100%

Source: Construction Industry Research Board

Note: Category "OTHER" includes insurance, marketing, etc. Profit and overhead category is a residual estimate remaining after determination of the cost of other components.

B. GOVERNMENTAL CONSTRAINTS

Local government can constrain the production of adequate affordable housing (1) limiting the amount of land zoned for residential development or the densities at which it can develop, (2) unduly delaying the processing of development applications, or (3) charging fees which increase the final cost to the consumer beyond the affordable range.

Vacant, residentially zoned land is available throughout the city. Table 24 shows the amount of vacant land by zone. Figure 10 shows land use designations, topography, and flood plains. It is estimated that an additional 10,783 single family and 4742 multi-family units could be built in the city given current zones and development standards - if all land were developed at the densities currently being achieved for that zone.

Some of this land cannot be developed to the maximum allowed by the zone because of environmental constraints. Some of the hillsides have slope and soil characteristics which will make any development difficult. The City has adopted a hillside development ordinance to protect them. Much of the land in the center of town needs to have drainage and flood control improvements installed before it is developed. The City has adopted a redevelopment plan to accomplish this. The City also encompasses some rare habitats and archaelogical/historical sites which should be preserved.

On the other hand, there is a good deal of unincorporated area surrounding the City which could be annexed if conditions warrant it. The City has established a sphere of influence around its borders and is attempting to coordinate its own plans with development proposals in the area.

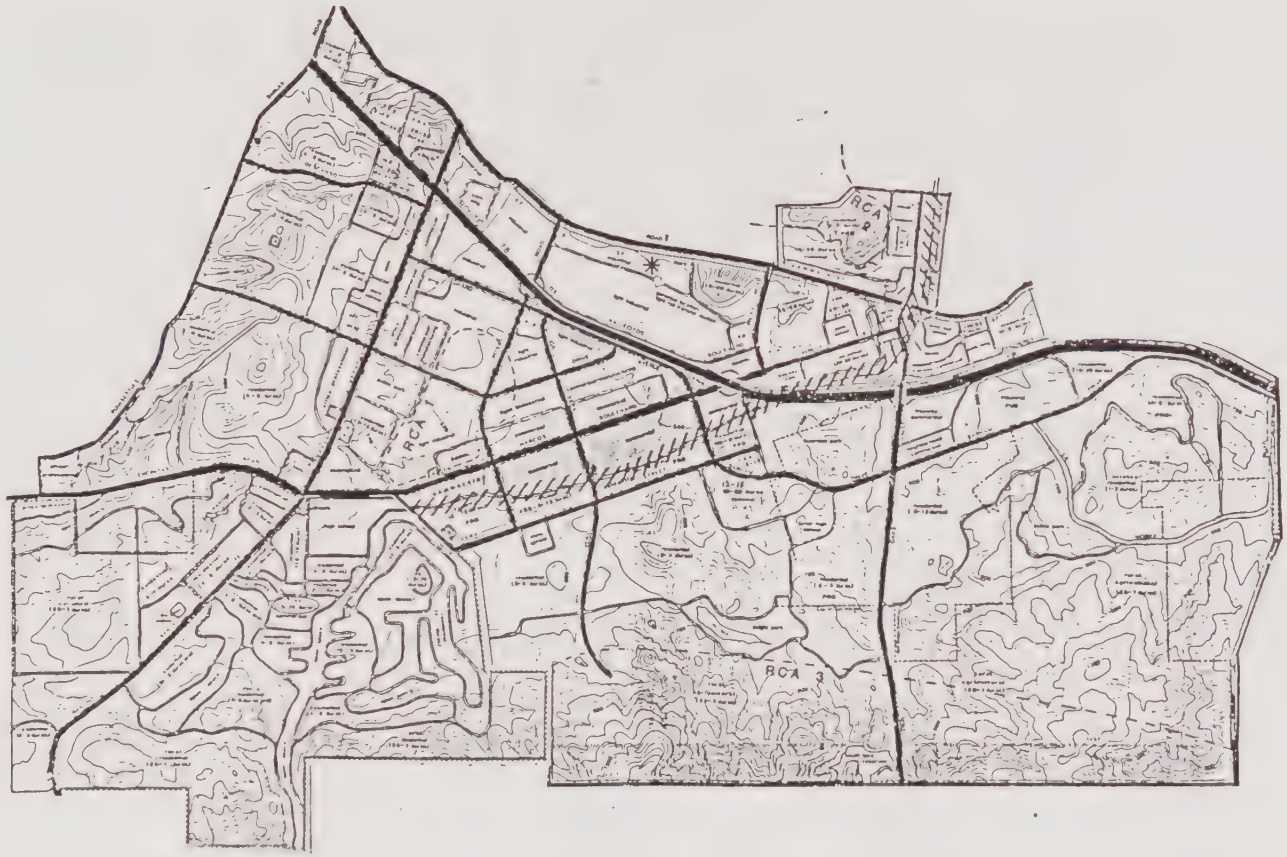
Permit processing is not a problem either, although it could be given the variety of jurisdictions involved in each approval. The City works with landowners and developers in pre-application conferences to ensure that zoning requirements are understood and met. Once an application is received, city staff and staff of the independent water, sewer, fire, and school districts meet together to review the site plan. All reviews are completed within the time frames set by State law.

Because San Marcos is a developing community, it does not have an extensive infrastructure system in place. As a result, the developer (and ultimately, the residents) of new housing must generally bear the cost of installing streets, curbs, gutters, lighting, water and sewer lines, parks, schools, etc. These costs vary according to the type of development proposed. Since water, sewer, fire protection, and schools are under the jurisdiction of independent districts, it is possible for lack of capacity, high fees, or unusual fees to snare the development process. In recognition of these development problems, the City meets annually with all independent districts to establish the number of additional dwelling units which they expect to be able to serve over the next year. This information is used in reviewing development proposals, and no more new developments are approved than the special districts indicate the capacity to serve. This is the City's Growth Management program. It is tied directly to service availability and not limited by area. Since SANDAG also considers these factors in its growth projections, the growth management program will not hinder the City's ability to meet regional needs.

The City's Growth Management Ordinance was adopted in 1978 and first implemented in the 1978/79 program year. Table 24 shows the results of the previous six years of program operation. It should be noted that although 2142 units were approved, only 743 were actually built over the past six years. If actual growth continues at this low level, the City may not achieve its projected growth. However, the growth management program is not the cause of this slower growth. In addition, the City Council has gone on record by minute action indicating that the present growth management allocation system will not be in effect after July 1, 1985. It is no longer needed to coordinate the special districts and the City, and the growth rate has slowed to a manageable pace.

In the past, where the situation warranted, housing for senior citizens has been exempted from school fees and been charged less for sewer hookups. However, the costs for family housing can be significant. Since these fees are set by independent agencies, the city cannot directly affect them. At this time, the various districts are able to provide water, sewer, school, fire, etc. service to new development. None of the districts expect to be unable to accommodate future growth either, however, the fees for these services are likely to continue to rise,

At this time, the City does not have a staff position devoted solely to housing programs. San Marcos receives Community Development Block Grant funds (the major source of federal housing funds) through The Urban County programs. Grant applications and monitoring documents are prepared by the County of San Diego Department of Housing and Community Development after input from the City. The Urban County program contributes to fair housing counseling agencies which serve San Marcos residents as well. Similarly, the City contracts with the County Housing Authority to administer the Section 8 existing units rental assistance program. Other housing related issues in San Marcos are handled by the Planning Department.



San Marcos Creek Floodway

San Marcos Village

Figure 10

General Plan Land Uses

TABLE 24

EFFECTS OF SAN MARCOS

GROWTH MANAGEMENT PROGRAM

Fiscal Year	Units Allocated	Units Applied For	Units Approved *	Units Built
1978-79	344	0	0	368 **
1979-80	344	344	344	101
1980-81	372	579	372	218
1981-82	400	380	330	58
1982-83	484	519	484	57
1983-84	612	1360	612	309
TOTAL	2556	3182	2142	743

Source: Records of the Planning Department
City of San Marcos

* Reflects a reduction of 67 units per year for Peacock Park phased development.

** Units approved in prior years but built in 1978/79.

TABLE 25

VACANT LAND BY ZONE

CITY OF SAN MARCOS

1984

ZONE	ACREAGE	PERCENT
SINGLE FAMILY ESTATES	3,366.14	35.1
SINGLE FAMILY	1,287.06	13.4
MULTI-FAMILY	347.27	3.6
COMMERCIAL	213.88	2.2
INDUSTRIAL	748.78	7.8
AGRICULTURAL	3,614.81	37.7
	9,577.94	100.0%

Source: Calculated using existing zoning, land use surveys and aerial photographs of the City.

V. HOUSING PROGRAM

A. Existing Programs

The City of San Marcos has already instituted a number of programs designed to encourage the maintenance of existing housing, protect the supply of housing affordable to low and moderate income households, and encourage the development of a variety of unit types and prices to meet the needs of all its residents.

Community Development Block Grant

San Marcos participates in the Urban County block grant program administered by the County of San Diego. Funding has been used to provide urban level street improvements in an older part of the town center, to build a senior citizen center, and to provide recreation facilities for senior citizens. In addition to these programs, the County administers a housing rehabilitation program and funds a fair housing counseling service which is available to eligible citizens of participating jurisdictions. The City will continue to participate in the program so long as funding continues.

Rental Assistance

The Housing Authority of the county of San Diego administers the Section 8 Rent Subsidy program for the city. The Section 8 program makes up the difference between the market rent on a house or apartment and 25% of the eligible lower income tenants monthly income. Currently, 38 households in San Marcos are enrolled in this program (14 elderly - 28 family households). The City expects to add between 5 and 10 households to the program by 1991.

Condominium Conversion Ordinance

In order to protect buyers and preserve the stock of existing affordable housing, the City enacted certain requirements which all apartments must meet before they can be converted to condominiums. The include: provision of adequate parking, conformance with current building codes, undergrounding of all wires or cables serving the project, provision of recreation facilities, and establishment of a homeowners organization. Since this ordinance was adopted in July of 1979, no occupied apartments have converted and only one was converted prior to occupancy. The City expects to continue this policy.

Mobilehome Park Conversion Ordinance

San Marcos has some 1707 mobilehomes located in parks throughout the City. Many are located on land not originally designated or zoned for that use. With continuing growth in the area, some of the parks could be closed and converted to other commercial or industrial uses. Because alternate mobilehome park space is not readily available, the City adopted an ordinance designed to protect mobilehome park tenants from displacement and preserve this form of housing opportunity in the City. Before granting a permit for conversion the city must determine among other things that there are sufficient mobilehome park spaces available for all the units to be displaced; that the units are able to meet the age and condition requirements of any parks to which they could be relocated; that the mobilehome would be relocated; and that the conversion would not result in a shortage of housing opportunities and choices within San Marcos. In 1983, the Casistas del Amigos Mobilehome park (126 units) converted to an air space condominium allowing the existing residents to purchase their own space at a fixed price. The City expects to continue this policy.

Mobilehome Placement

San Marcos permits mobilehomes to be located in mobilehome parks, mini-parks (10-50 spaces) and on permanent foundations in single-family zoned areas. The mini-park ordinance establishes standards for small, affordable, no-frills parks. The location of mobilehomes on permanent foundations is permitted in all single family residential areas. These sections of the code are all designed to ensure that all health and safety standards will be met and both mobilehome residents and their neighbors will be protected from undue noise or adverse visual impacts because of their location or design. In 1984, a 183 own-your-own lot mobile home subdivision was approved in the City. At least one additional project (50 units) is expected by 1991.

Mobilehome Rent Review Procedures

Because San Marcos large number of mobilehomes are occupied predominantly by low and moderate income households - many of them elderly retirees, the City is anxious to preserve and protect this housing resource. In order to prevent park owners from achieving a defacto mobilehome park conversion by raising rents and driving everyone out, the city instituted a rent review procedure to protect mobilehome park tenants. If, when a rent increase is proposed by the landlord, 51% or more of the tenants object, the matter is brought before the City's Rent Review Commission. This commission can deny the increase, establish a lower increase, grant the landlords requests, or grant a higher amount than that requested based on evidence of increased maintenance costs, park improvements, etc. The City expects to continue this policy.

Planned Residential Developments

Through the conditional use permit process, the City of San Marcos works with owners and developers to maximize the design flexibility for residential developments. This makes it possible to develop land which has environmental constraints and preserve the unique environmental features. It also makes privately developed affordable housing possible. The City recently worked with the developer of a single-family subdivision for senior citizens to achieve a cluster subdivision of small units for which the school district and water district reduced fees. The units will provide needed housing for moderate income seniors.

City staff also assists all developers through pre-application conferences and by expediting proposal review through joint site plan review meetings at which all of the independent districts and the City staff sit down to review proposals and discuss their concerns.

Service Availability

Because of the rapid growth in North County during the 1970's many of the public services were unable to keep up with demand. The result was a lack of sewage treatment capacity, fire protection, and schools. Since these services are provided by independent districts not the City, coordination of development processing is essential to protect the health and safety of the community. The Public Facilities Element of the General Plan addresses this coordination process, and the City's Growth Management ordinance allows the City to limit permits on the basis of service capacity availability estimates provided by the various independent districts. In addition, the City works with the County of San Diego and the Local Agency Formation Commission to ensure that urban level development outside City limits either does not occur or is annexed to the City prior to development.

Subsidized Housing

There are 80 federally subsidized rental housing units in the City of San Marcos. They were funded by the Farmers Home Administration and built in the early 1970's. Forty of the units are reserved for elderly households and forty for families. There is a waiting list of households seeking to rent units. Due to funding cuts, no new projects are expected by 1991.

Energy Conservation

At this time, the City enforces all applicable state and federal laws relative to energy conservation but does not have any programs which actively promote it. Recently, several new developments have elected to incorporate solar assisted hot water heating. The building departments has worked with them, as well as the handful of homeowners who have retro-fitted their homes, to ensure that their solar collectors will not eventually be shaded by surrounding development or vegetation. Although a number of programs exist to encourage the use of solar energy, few people seem to be aware of them or interested in them. The City will continue to encourage energy conservation.

FHA Inspections

In 1982, San Marcos was certified by the federal Department of Housing and Urban Development as capable of performing the necessary building inspections for housing units for which Farmers Home Administration financing is being sought. This means that processing is expedited because it is no longer necessary to wait for an inspector to be sent out by H.U.D.

Redevelopment

The older commercial and industrial area of San Marcos has developed piecemeal over the years. Today much of it is characterized by inadequate streets and roads, mixed and occasionally incompatible land uses, and flooding from nearby San Marcos Creek. In order to resolve these problems, the City has established a Redevelopment Agency has designated a redevelopment project. According to State law, 20% of the tax increment accruing from a redevelopment project area must be set aside for housing programs to benefit low and moderate income households. The proposed redevelopment project area contains 83% of the substandard housing in the City. Since Community Development Block Grant is not adequate to resolve these housing needs, this appears to be the best resource available to the city for that purpose. The Redevelopment Agency has identified the following programs as potentially valuable in meeting housing needs of project area residents and is investigating them further: assisting mobilehome parks with long-term financing for cooperative conversion, rehabilitation of substandard units; the use of mortgage revenue bonds to encourage construction of affordable housing and use of 20% set aside to reduce infrastructure costs for new or replacement low and moderate income housing units. When the funds are available, they will be used for housing conservation and production in the project area.

Roommate Finders

San Marcos has a large number of households headed by senior citizens. Often as people age, they find that they are no longer able to live alone but they cannot or do not want to move in with other family members or to retirement homes. Many cities have found that a program (run through their senior centers) of matching able bodied people in need of assistance in order to

continue to live independently serves two purposes - meeting a housing need and social service need too. The roommates may both be senior citizens, but do not have to be. Another group which could fit into this program are college students at nearby schools. The City has established a roommate finders program through the Community Services Department.

Granny Flats
Recent State legislation encourages local jurisdictions to permit the construction of a second unit on single-family parcels to be used by the elderly relatives of the residents of the main structure. In this way senior citizens can live near their relatives yet remain independent. Although there is probably a need for this type of housing in the City, the problem is ensuring that these small guest houses do not graduate to family rentals incompatible with the underlying zone and surrounding uses. City staff has developed an ordinance permitting and regulating second units for seniors on larger single-family lots in the City.

Retirement Hotel The City has recently approved a retirement hotel of 300 units to provide congregate housing for its large population of senior citizens. Another proposal (for 200 units of assisted housing with both nursing care and independent living facilities for senior citizens) has been approved for construction. The City has assisted and encouraged the developers of these projects in recognition of the large population of retirees through processing assistance, fee reductions, and other appropriate incentives.

B. PREVIOUSLY PROPOSED PROGRAMS

Transfer of Development Rights
As was discussed earlier, much of the remaining vacant land in San Marcos is hilly, has sensitive environmental habitats, or is located adjacent to incompatible land uses such as mining. The City has adopted several ordinances to protect these natural features and buffer incompatible uses. As a result, the cost of developing this land is increases as in the final cost of housing built on it if development can occur at all. In order to permit development to occur while protecting these hillsides and resource conservation areas and buffering mining operations, the City investigated the potential of allowing the transfer of development rights from a constrained parcel to one which is not. However, it was determined that in the great majority of cases the current zoning reflect environmental and infrastructure constraints which would make density transfers impossible. As a result, the Planning Commission decided not to pursue the issue any further.

C. Housing Program Summary

Development proposals of the past year have not changed staff's evaluation of program accomplishments which can be expected over the next five years. Based on growth and development trends for the past five years and considering the amount of funding available from federal, state, and local sources for housing programs, staff projects that the City can expect the following results from the programs contained in this housing element over the next five years.:

- Loss of less than 2% (100-150 units) of the affordable housing stock condominium conversions, mobilehome park conversions, or demolitions.

- Rent Assistance (Section 8 or other) to 5-10 additional households per year (25-50 over the next five years).

- Rehabilitation or repair of 5 units per year as a result of code enforcement and redevelopment (20-25 over the next five years).

- Mobilehome space rent increases based on a fair rate of return for the owner/operator.

- Development of approximately 2945 single family and mobile home units and 673 multi-family units over the next five years. Approximately 20% of these are expected to be affordable to low and moderate income households.

TABLE 26

SUMMARY OF PROGRAM ACCOMPLISHMENTS

PROGRAM	RESPONSIBLE AGENCY	TIME-FRAME
EXISTING		
1. Community Development Block Grant	San Diego County Dept. of Housing & Community Development	ongoing
2. Rental Assistance	San Diego County Housing Authority	ongoing
3. Condominium Conversion Ordinance	Planning Dept.	ongoing
4. Mobilehome Park Conversion Ordinance	Planning Dept.	ongoing
5. Mobilehome Development	Planning Dept.	ongoing
6. Mobilehome Rent Review	Rent Review Commission	ongoing
7. Planned Residential Developments	Planning Dept.	ongoing
8. Service Availability	Planning Dept., San Marcos County Water District, San Marcos Fire Protection District, San Marcos Unified School District, Palomar College	ongoing
9. Subsidized Housing	San Diego County Dept. of Housing & Community Development	ongoing
10. Energy Conservation	Building Dept.	ongoing
11. Redevelopment	San Marcos Redevelopment Agency	1983-2013
12. Roommate Finders	Community Services Dept.	1984-85
13. Granny Flats	Planning Dept.	1983
14. Congregate Housing	Planning Department and Private Sector	1984

VI. PUBLIC PARTICIPATION, GENERAL PLAN CONFORMANCE, & PROVISIONS FOR UPDATING THE ELEMENT

Changes to the land use designations of the City are most likely to effect the ability of future development to meet the future demand for housing in the City. Low density residential development is more expensive because of the higher cost of land and service extension. Therefore, in order to achieve an economically balanced community, the City should consider zoning for higher density apartment, condominium, and mobilehome housing in selected areas consistent with the City's adopted land use policies. However, zoning designations must be balanced with the availability of sewer, water, police, and fire services. In addition the preservation of unique and desirable environmental features can reduce the development capacity of the City. Therefore, all policies in the General Plan should be considered in light of their effect on each other.

The adopted housing element was prepared as a part of an overall revision of the City's General Plan. As a result there should be no problem with consistency among the various elements. In the process of this revision, citizens in each Community Planning Area discussed the goals and land uses which they consider appropriate for their neighborhoods.

This revision is being performed in compliance with state law requiring cities in the SANDAG region to review and revise their elements (as necessary) by July 1, 1985. Essentially, the analysis in the adopted element is still correct and the City considers its housing programs adequate to meet identified needs.

VII. GLOSSARY

GENERAL PLAN - The comprehensive planning document which each jurisdiction is required by State law to adopt. It must contain goals and policies relating to nine areas: land use, open space, circulation, scenic highways, conservation, noise, safety, seismic safety, and housing. These are called the mandatory elements. In addition, each jurisdiction may choose to adopt others.

HOUSING ELEMENT - One of the nine sections of the General Plan which each jurisdiction must adopt. Government Code Section 65302 (c) specifies what the housing element must contain and gives the State Department of Housing and Community Development authority to review housing elements for conformance with State law.

HOUSEHOLD - The census considers all persons living in a dwelling unit to be a household, whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

HOUSEHOLD INCOME - The total of the incomes of all the people living in a household. Households are usually described as very low income, low income, moderate income, middle income, and upper income according to their household size and relation to the regional median income for that household size.

- Very Low Income = 0 - 50% of the regional median income. (Less than $8,553 for a family of four).

- Low Income = 51 - 80% of the regional median income. ($8,554 to $13,686 for a family of four).

- Moderate Income = 81 - 120% of the regional median income. ($13,687 to $20,528 for a family of four).

AFFORDABLE HOUSING - Housing is considered affordable to very low and low income households if it costs no more than 25% of their gross monthly income to rent or 2.5 times annual income to purchase. For moderate, middle and upper income households, affordability is defined as 30% of gross monthly income for rents and up to 3.0 times annual income for purchasing a home. These are the standards used by the Federal and State government and the majority of lending institutions.

FAIR SHARE ALLOCATION - A distribution of lower income housing need among the cities in the region which is prepared by the regional council of governments (SANDAG for the San Diego County Area including San Marcos). the idea behind the allocation is that each jurisdiction should bear proportional responsibility for housing the low and moderate income population of the region. The allocation is expressed in terms of the number of additional lower income households which each jurisdiction should absorb over a five year period.

MEDIAN INCOME - the income category for each household size which is defined annually by the Federal Department of Housing and Urban Development. Half of the households in the region have incomes above the median and half below. (The 1980 median income for a family of four was $17,107).

SPECIAL HOUSING NEEDS - Those characteristics of the population (other than income) which cause households to have difficulty obtaining housing. The elderly, the handicapped, large families, and female-headed households are all considered to have special housing needs.

SUBSTANDARD HOUSING - Housing which does not comply with the applicable building or housing codes is considered substandard. Generally two types of substandard housing are identified - that which can be repaired or rehabilitated and that which is so far gone that it should be replaced.

TENURE - Whether a housing unit is owner-occupied or renter-occupied.

VACANCY RATE - The percentage of unoccupied housing units in a jurisdiction. Vacancy rates usually differ according to tenure and housing type.

DEVELOPMENT FEES

Schools:

	1 Bdr.	2 Bdrs.	3 Bdrs.
Single Family dwelling unit	$1450	$2055	$2600
Attached family dwelling unit	$638	$968	
Single family Mobile home/single lot	$1450	$.2055	
Adult mobile home parks (flat fee)	$854 per space		
Adult mobile home parks	$854	$861	

Parks/Recreation:
$200 base fee/dwelling unit
$ 30 /bedroom in excess of one
$ 30 /bedroom addition

Storm Drain:
$350/single family unit on 10,000 S.F. lot or less
$350+ nominal fee/single family unit on lot greater than 10,000 SF
$1000/acre for all other types of development

Traffic Signal:
Following equation applies to fee calculation:

$$\frac{\text{Vehicle Trip Generation Factor (ADT) for Type of Development} \times \text{\#Development units} \times \text{Current Cost Traffic signal}}{\text{\# Trips warranting a signal}}$$

Example:

$$\frac{\text{Single-family home 12 ADT} \times \text{1 single family Unit} \times \$70{,}000}{8960} = \$94 \text{ fee/unit}$$

Exhibit "A" (attached) lists development categories, units and ADT factor used for other forms of development

Water/Sewer
See attached connection/service rate sheets

Fire:
See attached "typical" district response to developer letters of inquiry

ALL OF THE ABOVE ARE DEVELOPMENT IMPACT MITIGATION FEES

Additional fees, i.e., Building plan check and Planning application fees apply. However, these are collected to defray City expenses incurred through development processing.

FIRE

SAN MARCOS FIRE PROTECTION DISTRICT

MITIGATION FEES

$ 0.1545/sq. ft. unsprinklered building - Industrial or Commercial

$ 0.103/sq. ft. sprinklered building - Industrial or Commercial

$ 258.00/Dwelling Unit - Residential Building

$ 0.10/sq. ft. Useable space over 24 ft. - Commercial or Industrial

INSPECTION FEES

Fire Alarm Systems		$ 20.00
Field Inspection:	Extinquishing Systems (sprinklers, etc.)	$ 35.00
Final Building Inspection		$ 25.00

PLAN CHECK FEES

SQUARE FOOTAGE	FEES
up to 500	$ 10.00
501 to 1500	30.00
1501 to 3000	60.00
3001 to 4500	100.00
over 4501	100.00 plus .02 for each sq. ft. over 4501

san marcos county water district
PHONE (619) 744-0460 • 788 SAN MARCOS BOULEVARD • SAN MARCOS, CALIFORNIA 92069

WATER METER AND CONNECTION FEES

METER SIZE	CONNECTION FEES	METER CHARGE	TOTAL CHARGE
5/8"x3/4" (20 gpm)	$500.00	$345.00	$845.00
1" (50 gpm)	$1,200.00	$440.00	$1,640.00
1 1/2" (100 gpm)	$2,425.00	Deposit required for District installation	
2" (160 gpm)	$3,875.00	of all meters 1 1/2" through 4" based upon	
3" (320 gpm)	$7,250.00	current prices.	
4" (500 gpm)	$12,100.00		
6" (1000 gpm)	$24,175.00	To be installed by contractor	
8" (1600 gpm)	$38,650.00	"	
10" (2300 gpm)	$55,575.00	"	
12" (4300 gpm)	$103,900.00	"	

Note: All meters may be installed by contractor at customer's option.

Where a service connection has been installed in accordance with District specifications and the District provides only the meter and labor for installation the charges shall be:

METER SIZE	CONNECTION FEES	METER CHARGE	TOTAL CHARGE
5/8"x3/4" (20 gpm)	$500.00	$125.00	$625.00
1" (50 gpm)	$1,200.00	$220.00	$1,420.00
1 1/2" (100 gpm)	$2,425.00	Deposit required for District installation	
2" (160 gpm)	$3,875.00	of all meters 1 1/2" through 4" based upon	
3" (320 gpm)	$7,250.00	current prices.	
4" (500 gpm)	$12,200.00		
6" (1000 gpm)	$24,175.00	To be installed by contractor	
8" (1600 gpm)	$38,650.00	To be installed by contractor	
10" (2300 gpm)	$55,575.00	To be installed by contractor	
12" (4300 gpm)	$103,900.00	To be installed by contractor	

7/15/83
bw

RESOLUTION NO. 666

RESOLUTION OF THE BOARD OF DIRECTORS OF THE
SAN MARCOS COUNTY WATER DISTRICT
AMENDING RESOLUTION NO. 653 ESTABLISHING SEWER
CAPACITY RIGHT FEES, MONTHLY SEWER SERVICE CHARGES,
SEWER RECONNECTION CHARGES, SEWER LATERAL DEPOSITS,
AND INDUSTRIAL WASTE INSPECTION FEES

WHEREAS, the Board of Directors of the San Marcos County Water District did adopt Ordinance No. 65 on March 7, 1983, requiring the Board to establish sewer capacity right fees, monthly sewer service charges, sewer reconnection charges, sewer lateral deposits and industrial waste inspection fees;

WHEREAS, these fees were established by Resolution No. 653 adopted by the Board of Directors on March 7, 1983;

WHEREAS, the Board of Directors deems it necessary to adjust the Monthly Sewer Service Charges as outlined in Resolution No. 653;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SAN MARCOS COUNTY WATER DISTRICT as follows:

SECTION 1: SEWER CAPACITY RIGHT FEES

A.	DWELLING UNIT		$2,400.00
B.	HOTELS, MOTELS, CONVALESCENT HOMES (guest facilities)		$2,400.00
	For each additional guest facility		$1,200.00
	Any dining, laundry and/or recreational facility, etc., is to be considered separately, in addition to hotels, motels, convalescent homes (guest facilities)		
C.	RESTAURANT, CAFE, BAR	FIRST D.U.E.	$2,400.00
	For each additional D.U.E.		$1,200.00
	For the purpose of this Resolution, 25 seats will be considered one D.U.E.		
D.	STORES, OFFICES, INDUSTRIAL	FIRST D.U.E.	$2,400.00
	For each additional space on the same physical connection		$1,200.00
	For the purpose of this Resolution, 25 employees shall be considered one D.U.E. The number of D.U.E.'s will be reviewed as provided by Ordinance No. 65.		
E.	SCHOOLS	PER D.U.E.	$2,400.00
	For the purpose of this Resolution, 25 students, faculty and administrators, etc., shall be considered one D.U.E. The number of D.U.E.'s will be reviewed as provided by Ordinance No. 65		
F.	INDUSTRIAL WASTE		
	All waste dischargers for which the District shall elect not to apply the above schedule, the sewer capacity right fee shall be basedon the average amount of water discharged into the sewer system daily, defined and reviewed as provided by in Ordinance No. 65 as follows:		
	For each gallon per day of discharge		$ 7.20
	The minimum fee shall not be less than		

RESOLUTION NO. 066, Continued

J. The rate for waste discharge which the District has determined by water meter reading shall be as follows:

$ .62 per hundred cubic feet per month, excepting Improvement District "A".

$ .65 per hundred cubic feet per month in Improvement District "A".

For the purposes of Schedule "J", all water entering the property through the water meter is assumed to reach the sewer unless the discharger presents evidence to the contrary which is satisfactory to the District. The District Manager, with Board approval, may adjust the charges in those cases where a significant percentage of the water entering the property does not enter the sewer system; but in no case shall he adjust the sewer service charge so that the resulting monthly charge is less than $ 8.25 per month, excepting Improvement District "A" which will be $8.60.

K. Any and all units that have sewer characteristics which the District deems to be unusual, including any of the above, shall have monthly rates established upon study and recommendation by the Manager and approval of the Board of Directors.

SECTION 3: RECONNECTION CHARGE

A reconnection charge is established as follows:

Reconnection charge	$10.00

SECTION 4: SERVICE LATERAL DEPOSIT

Service lateral deposits are established as follows:

4" lateral	$680.00
6" lateral	Time & Materials

SECTION 5: INDUSTRIAL WASTE APPLICATION FEE

Industrial waste application fee is established as follows:

Application Fee	$25.00

SECTION 6: INDUSTRIAL WASTE INSPECTION FEE

Industrial waste inspection fee is established as follows:

Inspection Fee	$25.00

ERMIT # Housing Element

RECEIPT # _____
TOTAL FEE: $ _____
COLLECTED BY: _____
DATE: _____

CITY OF SAN MARCOS

FEE SCHEDULE - PLANNING DEPARTMENT
(Adopted by City Council Resolution No. 80-1511)

SUBDIVISIONS:

$500, plus
$ 10 per lot or unit, for the first 10 lots or units, whichever is greater.
$ 25 per lot or unit, for next 20 lots or units, whichever is greater.
$ 50 per lot or unit, for next 20 lots or units, whichever is greater.
$ 10 per each additional lot or unit, whichever is greater.
Plus Environmental Work

Base Fee	$500	$500.00
	$ 10 x _____	= _____
	$ 25 x _____	= _____
	$ 50 x _____	= _____
	$ 10 x _____	= _____
	TOTAL:	$_____
Plus Environmental Work		$_____

TOTAL FEES: $_____

PARCEL MAPS:

$300.00 (Includes Environmental Work, unless an EIR is required)

TOTAL FEES: $_____

ENVIRONMENTAL FEES:

Environmental Assessment, Initial Study Negative Declaration	$100.00
Focused EIR Review and Processing:	$500.00
Draft and Final EIR Review & Processing	$1,000.00
EIR Preparation: Base Fee (Plus Consultant Costs)	$100.00 + $60.00/hour

TOTAL FEES: $_____

VARIANCE:

$100.00 (Includes Environmental Work, unless an EIR is required)

TOTAL FEES: $_____

SPECIAL USE PERMITS:

Minor Special Use Permit: $200.00
(Includes Environmental Work)(Includes Retail sales, Contractor's Storage Yards, Minor expansions (less than 10%) modifications/waivers, Items at discretion of Director.)

TOTAL FEES: $_____

Major Special Use Permit: $350.00
(Plus Environmental Work)(Includes: P.R.D.'s Mobilehome Parks, All items not receiving a Minor Special Use Permit)

TOTAL FEES: $_____

ZONE RECLASSIFICATION AND GENERAL PLAN AMENDMENT:

$ 500 up to 10 acres
$ 600 for 10-50 acres
$ 750 for 50-100 acres
$1,000 for 101 acres and up
Plus Environmental Work

Rezone/GP Fees $_____
Environmental Work $_____
TOTAL FEES $_____

DESIGN ZONE APPLICATION:

$200 for first 5 buildings or lots, plus
$ 25 for each additional lot or building
(Includes Envirinmental Work, unless an EIR is required)

Base Fee $200.00
$25 x _____ _____

TOTAL FEES $_____

BOUNDARY ADJUSTMENT AND CERTIFICATE OF COMPLIANCE:

$100.00

TOTAL FEES: $_____

ADMINISTRATIVE APPEAL:

$20.00

TOTAL FEES: $_____

GROWTH MANAGEMENT APPLICATION:

$25.00 plus
$2.00 per dwelling unit (Not to exceed $100.00 per application)

Base Fee $25.00
$2.00 x _____ _____

TOTAL FEES: $_____

OFF-SITE ADVERTISING SIGN:

$75.00 plus posting of a
$150.00 bond or cash with the Building Department at time of submittal

TOTAL FEES: $_____

3/30/84/ck

ENGINEERING DEPARTMENT
FEE SCHEDULE

SUBDIVISION MAPS: (First Submittal: 2 sets of prints, copy of updated title report and copy of traverse tape.)

Final Map Check: $150 plus $12 per lot, to be collected at time of submittal.

PARCEL MAPS: (First Submittal: 2 sets of prints, copy of updated title report and copy of traverse tape.)

Plan Check: $100 flat fee, to be collected at time of first submittal.

IMPROVEMENT PLANS: (First Submittal: 2 sets of prints and copy of Engineer's Cost Estimate.

Improvement Plan Check: Deposit ~~$100 plus $2 per lot~~. 1.5% of Engineer's Estimate Total Fee.

Improvement Inspection: 2.5% of Engineer's Estimate.

Seal Coat: $0.02 per square foot of pavement.

Street Signs: Name Signs: $55 per set (includes post); Stop Signs: $35 each

Street Light Energizing: LS 1B rate per each light per month for 18 months. This money goes into a trust fund and any excess is refundable.

EXCAVATION PERMITS:

Permit Issuance: $20 per each permit.

Excavation Inspection: $150.00 plus 60¢ per square foot for each square foot of excavation over 30 square feet.

Assurances for Proper Restoration of Existing or New Improvements:

Surety Bond
OR
Cash Deposit: $5,000 payable to the City of San Marcos.

a) A sum equal to $4 per square foot of surface which has been paved with concrete.
b) A sum equal to $2.50 for each square foot of surface which has macadamized or paved with asphalt concrete or asphalt on broken rock.
c) A sum equal to 75¢ for each square foot of surface which are neither macadamized nor paved.

NO DEPOSIT SHALL BE LESS THAN $500 PER EXCAVATION.

MOVING PERMITS: $10 per permit regardless of size.

CONSTRUCTION PERMITS: $3 issuance fee to be collected for construction of driveways, curb and gutter, sidewalk and pavement. A fee of $3 per lineal foot of curb and gutter to be cut out for construction of driveway will be collected.

MAPS, BLUEPRINTS, MYLARS AND XEROX COPIES:

Mylars:	$4.00	First Xerox Copy:	25¢
County Aerials:	$4.00	Each Xerox Copy after First Sheet:	10¢
Blueprints 24" x 36"	$3.00		
" 18" x 26"	$2.00		
" 11" x 17"	$2.00		

BUILDING DEPARTMENT FEES

Carl Blaisdell, Senior Building Inspector, indicates there is no easily accessible fee schedule. If the applicant will supply him with particulars, he will advise them of the appropriate fees.

David Acuff
May 9, 1985

APPENDIX "A"

GROWTH MANAGEMENT ALLOCATION ANALYSIS
September 1984

OVERVIEW:

THE ADOPTED GROWTH MANAGEMENT ORDINANCE REQUIRES THE CITY TO CONDUCT AN ANNUAL SURVEY OF SERVICE AGENCIES WITHIN THE CITY. THE PURPOSE OF THE SURVEY IS TO ASSIST IN THE ESTABLISHMENT OF AN ANNUAL ALLOCATION FIGURE TO BE UTILIZED IN THE ENSUING YEAR FOR ADDITIONAL INCREASES IN HOUSING AND POPULATION GROWTH. CONCURRENT WITH THIS FORECASTING EFFORT, THE CITY REVIEWS THE EXISTING POPULATION AS WELL AS THE PROJECTED POPULATION FIGURES AND COMPARES THIS PROJECTION TO THE SERVICE CAPABILITIES OF THE VARIOUS SERVICE AGENCIES PROVIDING FIRE, WATER, SEWER AND SCHOOL SERVICE TO THE COMMUNITY. BASED UPON THESE REVIEWS AND CALCULATIONS, STAFF MAKES A RECOMMENDATION TO THE PLANNING COMMISSION AND THE PLANNING COMMISSION MAKES A RECOMMENDATION TO THE CITY COUNCIL ON THE MAXIMUM NUMBER OF DWELLING UNITS FOR WHICH BUILDING PERMITS CAN BE ISSUED DURING ANY FORTHCOMING GROWTH MANAGEMENT YEAR. THE COUNCIL ADOPTS THESE FIGURES AS REQUIRED BY ORDINANCE IN A PUBLIC HEARING PROCESS AND ALLOW FOR INPUT FROM THE COMMUNITY PRIOR TO ADOPTION OF AN ANNUAL MAXIMIUM DWELLING UNIT ALLOCATION FIGURE.

PROGRAM HISTORY:

THE CITY'S GROWTH MANAGEMENT ORDINANCE WAS ADOPTED IN 1978 AND FIRST IMPLEMENTED IN THE 78-79 GROWTH MANAGEMENT YEAR. IN 1984-85, THE GROWTH MANAGEMENT ORDINANCE WILL HAVE BEEN IMPLEMENTED APPROXIMATELY 7 YEARS. THE RESULTS OF THE PRECEEDING SIX YEARS OF THE GROWTH MANAGEMENT REVIEW ARE SUMMARIZED IN THE FOLLOWING TABLE.

FISCAL YEAR	ANNUAL # OF UNITS ALLOCATED	# OF UNITS APPLIED FOR	TOTAL # OF UNITS APPROVED*	BLDG. PERMITS ISSUED
1978-79	344	0	0	(368)**
1979-80	344	344	344	101
1980-81	372	579	372	218
1981-82	400	380	330	58
1982-83	484	519	484	57
1983-84	612	1360	612	309
TOTAL	2556	3182	2142	743

AGENDA ITEM
5A

*THESE FIGURES REFLECT A DEDUCTION OF 67 UNITS/YEAR FOR PEACOCK PARK, A DEVELOPMENT APPROVED PRIOR TO ADOPTION OF THE GROWTH MANAGEMENT ORDINANCE, BETWEEN 1978 AND 1983.

**THIS FIGURE REPRESENTS THOSE UNITS APPROVED PRIOR TO THE SEWER MORATORIUM AND GROWTH MANAGEMENT ALLOCATION BEING INITIATED.

NOTE: UNDER THE PRESENT GROWTH MANAGEMENT ORDINANCE, UNITS NOT ALLOCATED WITHIN A GIVEN YEAR ARE NOT "CARRIED OVER" INTO THE FOLLOWING YEAR.

GROWTH MANAGEMENT ALLOCATION ANALYSIS

THE TRADITIONAL METHOD OF DETERMINING THE ANNUAL GROWTH MANAGEMENT ALLOCATION HAS BEEN TO UTILIZE THE PROJECTED GROWTH RATE BASED ON SANDAG "SERIES VI POPULATION FORECAST FOR THE CITY OF SAN MARCOS." THIS COUNCIL-ADOPTED FORECAST ESTIMATES THE CITY'S FUTURE POPULATION AT SELECTED INTERVALS, THROUGH THE YEAR 2000. PROJECTIONS ARE BASED PRIMARILY ON DEVELOPMENT POLICIES CONTAINED IN THE LAND USE ELEMENT OF THE CITY'S GENERAL PLAN (AS AMENDED), AREA-WIDE GROWTH TRENDS, PROJECTED MARKET DEMAND, AND OTHER ECONOMIC CONSIDERATIONS.

TO DETERMINE THE ACTUAL ANNUAL ALLOCATION NUMBER FROM THE SANDAG PROJECTIONS, STAFF UTILIZES AN INTERMEDIATE YEAR FOR FORECASTING PURPOSES. THIS IS DONE TO HAVE A MORE REPRESENTATIVE FORECAST YEAR. FOR FISCAL YEAR 1984-85, STAFF USED 1995 AS THE INTERMEDIATE YEAR WITH A PROJECTED POPULATION OF 32,096. PRO-RATING THIS POPULATION INCREASE ON AN ANNUAL BASIS, OVER 11 YEARS, YIELDS A GROWTH RATE OF 445 DWELLING UNITS/YEAR (SEE ATTACHED WORKSHEET FOR COMPLETE METHODOLOGY AND CALCULATIONS).

THEREFORE, TO REALIZE THE 1995 FORECAST, THE CITY WOULD HAVE TO GROW BY SOME 13,110 PERSONS, OR 445 DWELLING UNITS ANNUALLY OVER THE NEXT ELEVEN YEARS. STAFF BELIEVES THAT THIS GROWTH RATE IS NOT

REALISTIC. THIS DETERMINATION IS BASED ON THE FACT THAT THIS GROWTH RATE DOES NOT TRULY REFLECT THE HOUSING MARKET NEED AND DEMAND (GIVEN UP AND DOWN PERIODS OF THE MARKET DUE TO CHANGING INTEREST RATES), NOR THE ACTUAL SERVING CAPACITY OF EACH OF THE UTILITIES AND SERVICE DISTRICTS, AS DOCUMENTED IN THE PREVIOUS SECTIONS OF THIS REPORT.

PRESENTLY, THERE ARE 748 UNITS THAT WERE REQUESTED LAST GROWTH MANAGEMENT YEAR BUT WERE NOT ALLOCATED DUE TO A LACK OF AVAILABLE ALLOCATIONS. THE TABLE ON PAGE 2 INDICATES THAT, OF THE TOTAL UNITS ALLOCATED BETWEEN 1978-84, ONLY 65 PERCENT (743) WERE ISSUED BUILDING PERMITS. THIS POINTS TO THE FACT THAT THE ACTUAL UNITS BUILT OVER THE LAST SIX FISCAL YEARS DID NOT MEET THE HOUSING UNITS NEEDED TO MEET THE POPULATION INCREASE OF THE CITY. IN TERMS OF DWELLING UNITS, THIS EQUATES TO 1,183 DWELLING UNITS THAT WERE ALLOCATED BUT NEVER BUILT.

THERE WERE FIVE AGENCIES THAT COULD ACCOMODATE A GROWTH RATE GREATER THAN 10 PERCENT.

DWELLING UNIT ALLOCATION ASSUMPTIONS, METHODOLOGY, AND CALCULATIONS

ASSUMPTIONS:

SANDAG SERIES VI POPULATION PROJECTIONS

YEAR	PROJECTED POPULATION
1985	21,834
1995	32,096
2000	41,227

1984 (BASE YEAR) POPULATION: 18,986

SOURCE: STATE DEPT. OF FINANCE POPULATION ESTIMATE, JANUARY 1, 1984

1995: (FORECAST YEAR) POPULATON: 32,096

SOURCE: SANDAG SERIES VI FORECASTS

AVERAGE # OF PERSONS PER HOUSEHOLD: 2.68

SOURCE: 1980 CENSUS DATA

AGENDA ITEM
54

APPENDIX A
HOUSING ELEMENT REPORT
2161A

METHODOLOGY:

FORECAST YEAR POPULATION - BASE YEAR POPULATION = POPULATION INCREASE FROM BASE YEAR TO FORECAST YEAR (1984 TO 1995)

POPULATION INCREASE FROM BASE YEAR TO FORECAST YEAR / # OF YEARS FORWARD IN TIME FROM BASE YEAR = ANNUAL POPULATION INCREASE

ANNUAL POPULATION INCREASE / AVERAGE # OF PERSONS PER HOUSEHOLD = # OF NEW UNITS ANNUALLY TO MEET FORECAST YEAR PROJECTION

CALCULATIONS:

32,096 (1995 POP.) - 18,986 (1984 POP.) = 13,110 (POP. INCREASE)

13,110 / 11 (YEARS) = 1,192 (ANNUAL POP. INCREASE)

1,192 / 2.68 (AV. # PERSONS/HOUSEHOLD) = 445 (ANNUAL D.U. ALLOCATION TO MEET 1995 POP. PROJECTION)

RECOMMENDED DWELLING UNIT ALLOCATION FOR FY 1984-85 = 445

GROWTH MANAGEMENT FY 1984-85

SURVEYED/RESPONDING AGENCIES

PRIMARY AGENCIES	RESPONDED	NO RESPONSE
CITY OF SAN MARCOS	X	
SAN MARCOS COUNTY WATER DISTRICT		X
SAN MARCOS UNIFIED SCHOOL DISTRICT	X	
SAN MARCOS FIRE PROTECTION DISTRICT	X	
MASHBURN SANITATION	X	
CABLEVISION:		
TM COMMUNICATIONS		X
LAKE SAN MARCOS		X
NORTH COUNTY TRANSIT DISTRICT	X	
ENCINO WATER POLLUTION CONTROL FACILITY		X
VISTA IRRIGATION DISTRICT	X	
PALOMAR COLLEGE DISTRICT		X
SECONDARY AGENCIES		
SAN DIEGO COUNTY SHERIFF'S DEPARTMENT	X	
SAN DIEGO GAS & ELECTRIC	X	
PACIFIC TELEPHONE COMPANY		X.
UNITED STATES POSTAL SERVICE SAN MARCOS BRANCH	X	
NO. SAN DIEGO COUNTY HOSPITAL DISTRICT	X	

AGENDA ITEM
5A

THE CITY COUNCIL HAS GONE ON RECORD BY MINUTE ACTION INDICATING THAT THE PRESENT GROWTH MANAGEMENT ALLOCATION SYSTEM WILL NO LONGER BE EFFECT AFTER JULY 1, 1985.

APPENDIX "B"

REVIEW LETTERS

STATE OF CALIFORNIA GEORGE DEUKMEJIAN, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
921 Tenth Street
Sacramento, CA 95814
(916) 445-4775

RECEIVED
APR 8 1985
CITY OF SAN MARCOS

April 3, 1985

Mr. Rick Gittings
City Manager
City of San Marcos
105 W. Richmar Ave.
San Marcos, CA 92069

Dear Mr. Gittings:

RE: Review of the City of San Marcos' Draft Housing Element Amendment

Thank you for submitting San Marcos' draft housing element amendment, received January 22, 1985, for our review. As you know, we are required to review draft elements and report our findings to the locality (Government Code Section 65585(b)).

Our review has been facilitated by extensive phone conversations with Laura Hudson of Donald A. Cotton, Inc. on March 4 and 5, 1985. This letter and appendix summarize the conclusions of those discussions.

San Marcos' housing element, as proposed to be amended, includes excellent analyses of population and employment trends, household characteristics, housing stock condition and most special housing needs. The element also discusses commendable programs to conserve mobilehomes, which constitute over one quarter of the City's housing stock.

In our opinion, however, the element needs certain revisions to comply with housing element law. In particular, the element should include an analysis of the City's Growth Management Plan, a description of San Marcos' housing policies, and should indicate the specific development incentives and regulatory concessions the City will grant to increase the economic feasibility of housing affordable to low- and moderate-income groups. The appendix to this letter summarizes the specific changes which, in our opinion, would bring the San Marcos draft element, as proposed to be amended, into conformity with State housing element law.

Mr. Rick Gittings
Page Two

We appreciate the cooperation and assistance of Ms. Hudson during the course of our review. We hope our comments are helpful and if you have any questions regarding them, please contact Camilla Cleary of our staff at (916) 323-6174.

In accordance with their requests pursuant to the Public Information Act, we are forwarding copies of this letter to the parties listed below.

Sincerely,

RAQualls

Ralph A. Qualls, Jr.
Chief Deputy Director

RAQ:CC:bt

Attachment

cc: Darrel Gentry, Planning Director, City of San Marcos
Laura Hudson, Consultant, Donald A Cotton, Inc.
Jonathan Lehrer-Graiwer, Western Center on Law and Poverty
Michael McLaughlin, SANDAG
Mel Shapiro, San Diego Housing Coalition
Linda Holz, Legal Aid Society of San Diego
Jean Lott, California Public Interest and Research Group
Ellyn Levinson, State Department of Justice
Tom Bannon, California Building Industry Association
Bob Katai, Governor's Office of Planning and Research

a. the new construction need for the last year of the planning period covered by the element's program objectives; and

b. the new construction need for low- and moderate-income groups. Assess whether the implementing ordinance offers adequate incentives to induce the development of affordable housing units. For example, merely granting additional points to projects with lower priced units may not sufficiently improve the economic feasibility of developing housing affordable to the low-income households in San Marcos (Section 65583(a)(4)). We have attached an appendix to assist you in evaluating the Growth Management Plan.

5. Discuss land costs as a potential nongovernmental constraint to the development of affordable housing (Section 65583(a)(5)). For example, the City may wish to provide the average unit land cost for single family and multi-family sites.

6. Analyze any special housing needs of families and persons in need of emergency shelter (Section 65583(a)(6)). This statutory requirement took effect September 30, 1984.

B. Goals, Objectives and Policies

Include a statement of San Marcos' policies relative to the maintenance improvement and development of housing (Section 65583(b)).

C. Programs

1. Expand the element's discussion of the Community Development Block Grant program to provide a schedule of actions, the amount of funds directed towards infrastructure improvements, and the anticipated number of low- and moderate-income households or units, among the overall benefiting population, to be affected (Sections 65583(c)(1) and (2)).

2. Include program actions to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing (Section 65583(c)(3)).

3. Describe actions being taken to promote equal housing opportunities. The City should take credit in the element for participating in the Urban County program to promote equal housing opportunities (Section 65583(c)(5)).

4. We note that the Redevelopment Program has not yet generated appreciable tax increment funds. We suggest the City review its housing needs when sufficient funds are accumulated into the redevelopment housing set-aside, to decide the proportion of funds to be allocated towards housing redevelopment, rehabilitation and conservation of housing.

APPENDIX

City of San Marcos

The following are changes which, in our opinion, would bring San Marcos' housing element, as proposed to be amended, into compliance with Article 10.6. The particular program examples or data sources listed are suggestions for your information only. We recognize that San Marcos may choose other means of complying with the law. Following each revision we refer to the applicable provision of the Government Code.

A. Housing Needs, Resources, and Constraints

1. Quantify the locality's existing and projected housing need for all income levels including the locality's share of the regional housing need (Section 65583(a)(1)). In our opinion, the income distribution of existing households should be the same as the distribution shown in the San Diego Association of Governments (SANDAG) regional needs plan. Also, since passage of AB 3618 (Roos) the projected needs and period of effect of the element may be extended through July 1, 1991. We suggest you contact SANDAG for advice on the extension of your plan.

2. Identify the number of lower income households (i.e., those earning less than 80% of the County median income) that are overpaying for housing (Section 65583(a)(2)).

3. Analyze the relationship of zoning, public facilities and services available to the sites included in the inventory of vacant land suitable for residential development (Section 65583(a)(3)). Table 24 displays the vacant acreage by zoning type (i.e., single family, multi-family etc.) but the element should also include the zoned density and indicate the services and facilities available to the sites.

4. Analyze the potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers and the City's Growth Management Plan (Section 65583(a)(4)). For example, the City may wish to list the fees and other exactions required of developers and compare them to fees in other similar localities. In our opinion, the element should also discuss the impact of park dedications and city required buffer zones on housing affordability. The analysis of the Growth Management Plan should determine whether it precludes the City from meeting:

APPENDIX 2

Summary of Statutory and Constitutional Requirements with Regard to Growth Control Measures

The following is a brief review of statutory and constitutional issues with regard to growth limitation ordinances in general. We recommend that this information be discussed with your legal counsel.

A. Pertinent Housing Element Requirements

The housing element must include an analysis of government constraints to the development of housing; more specifically, the program must provide for the removal of such constraints where appropriate and legally possible. The housing element must also include a program which identifies adequate sites that will be made available to meet the identified housing goals (Government Code Section 65583(c)(1)). Finally, the housing element must provide a program for the maximum number of housing units that can be developed over a five-year time frame "through the administration of land use and development controls" (Section 65583(c)). In the face of unmet housing needs, a growth limitation ordinance that unduly constrains housing development will need to be removed or mitigated in order for this requirement to be met.

Growth management ordinances may also constrain a locality's ability to meet future housing demands. In analyzing whether a locally adopted growth management measure precludes compliance with State housing element law, the following questions need to be asked:

1. Is the measure based upon actual and clearly defined environmental or public facility constraints (e.g., limited sewer, water, or school capacity)?

2. Does the measure limit the locality's new construction objective below its new construction need including the jurisdiction's share of the region's housing needs?

3. Is the measure geographically specific or does it limit the location of residential development, thus, increasing the cost or decreasing the choice of housing?

4. Does the measure provide adequate incentives to encourage the development of housing affordable to low- and moderate-income households, consistent with the locality's share of the region's housing needs for all income levels?

5. Does the measure also limit industrial and commerical development that affects the demand for housing?

B. Constitutionality

To be a proper exercise of the police power, the ordinance must reasonably relate to the general welfare including that of the region.[1] If a local growth limitation adversely affects the housing supply of the region, it may be struck down as an unlawful exercise of the police power. The Fourth District Court of Appeals invalidated zoning by voter referendum which downzoned residential land because it was arbitrary and discriminatory and failed to accommodate housing needs within the region, Arnel v. Costa Mesa, (1981) 126 Cal. App. 3d 330. An absolute limitation on new housing construction has a much more obvious impact on the regional housing supply than the downzoning of a single parcel that the court struck down in Arnel, and is, therefore, likely to to be found unconstitutional if challenged. Further, if a growth limitation ordinance is challenged, the locality must bear the burden of proof that the ordinance is necessary for the protection of the public health, safety, and welfare (Evidence Code Section 669.5).

C. Affirmative Zoning

State zoning law requires cities and counties to zone sufficient vacant land for residential use with appropriate standards to meet the housing needs identified in the General Plan i.e., housing element (Government Code Section 65913.1). A growth limitation ordinance that prevents a city from meeting its housing needs may well render a jurisdiction's zoning invalid on this basis.

D. Findings Requirement

A zoning or other land use ordinance which, by its terms, limits the number of housing units that can be constructed on an annual basis must contain findings as to how the general welfare will be promoted by the ordinance which justifies reducing the housing opportunities in the region (Government Code Section 65583.6). This is a formidable burden for the locality to bear, and any ordinance adopted subsequent to this date may be vulnerable to challenge on the basis that this requirement has not been met.

Additional findings are also required prior to the adoption of a General Plan Amendment which limits housing construction on an annual basis (Government Code Section 64302.8). Included is the finding noted above, as well as a description of the jurisdiction's share of the regional housing needs and how housing element requirements are being fulfilled.

[1] Associated Homebuilders v. Livermore, (1976) 18 Cal. 3d 582.

San Diego
ASSOCIATION OF
GOVERNMENTS

Suite 524 Security Pacific Plaza
1200 Third Avenue
San Diego, California 92101
(619) 236-5300

RECEIVED
FEB 1 1985
CITY OF SAN MARCOS
CALIFORNIA

January 31, 1985

Darrell Gentry
Director of Planning
City of San Marcos
105 W. Richmar Avenue
San Marcos, CA 92069

Dear Darrell:

The San Diego Association of Governments (SANDAG) staff has reviewed the Draft Housing Element of the San Marcos General Plan (November 1984) as you requested in your letter (January 22, 1985). Based upon the staff's review, the following comments are submitted for your perusal.

1. The information and data regarding SANDAG's forecasts and fair share (Regional Housing Needs Statement) are accurate and properly interpreted. However, additional information should be added (see comment 6.j).

2. The Needs Assessment is thorough and well presented.

3. The programs appear to require more detail, especially more quantifications, in order to respond to state requirements.

4. The State law requires a mention of residential energy conservation which was not included in your element.

5. Recent State law added a requirement to the special needs discussion. Cities must now include the "homeless" in this section of the report.

6. In addition, a few minor (typos, etc.) comments are provided on a page-by-page basis.

   a. The second page of the List of Tables was out of order in the SANDAG copy.

   b. Figures 3 through 9 were not numbered.

   c. Revised "fair share" is technically the 1985-1991 Housing Needs Statement which includes SANDAG's fair share concepts (page 1).

   d. Page 5 (and 48); the standard now used by HUD (HCD Act of 1984) is 30%.

   e. Table 4, 1980, 60-64 yrs.; percent should be 4.8 not 15.6.

MEMBER AGENCIES: Cities of Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, San Marcos, Santee and Vista ADVISORY/LIAISON MEMBERS: Calif. Dept. of Transportation/U.S. Dept. of Defense and Tijuana/Baja Calif. Norte

f. Employment forecasts for the City and GPA are available (p. 24). Table 12 figures do not appear to be consistent with Series 6 final figures (attached).

g. Note Table 13; why is the first line necessary?

h. Page 31, last paragraph, (2) is missing. Last sentence does not seem appropriate.

i. Median rent might be identified as contract rent (vs. gross rent).

j. Page 40: (1) discussion on housing needs should be revised to be consistent with Table 3 Housing Needs Statement (attached). This table was developed in response to a HCD request and was not available at the time your draft was being prepared. (2) The City adopted the Housing Needs Statement which included a good faith effort of 225 low income units from 1985-1990 (pro rated to 270 over 1985-1991).

k. Page 44, second paragraph, refers to Exhibit 3; should that be Figure 10?

l. Page 50, first paragraph; have those units been removed from FmHA assistance?

m. Page 52, last programs; what percent would be just low income?

If you have any questions, please call me (236-5373).

Sincerely,

MICHAEL McLAUGHLIN
Senior Planner

MM/ce

Attachments

cc: Laura Hudson, Donald Cotton Associates

San Diego Association of Governments

BOARD OF DIRECTORS

September 28, 1984

AGENDA REPORT No.: R-74

REGIONAL HOUSING NEEDS STATEMENT (1985-1991)

Introduction

The Regional Housing Needs Statement provides information that meets the state requirements (AB 2853, 1980) for the revision of local housing elements. The information in this report would update the Regional Housing Needs Statement adopted by SANDAG in 1981. The Board of Directors of the San Diego Association of Governments (SANDAG) accepted the Regional Housing Needs Statement (R-6) for distribution at an earlier meeting. The report has been reviewed and adopted by all the cities* and the County except Santee and Del Mar (scheduled for review). The report was also submitted to the State Department of Housing and Community Development (HCD) for its review and comment. HCD approved the report and requested that SANDAG provide housing unit needs from 1985 to 1991 for the local jurisdictions (see Table 3).

According to the state law, local governments must identify their total housing needs and develop goals and programs to address them. Each jurisdiction must include its share of the regional housing needs for all income levels in its housing element. The distribution of regional housing needs has to avoid further concentration in those jurisdictions with relatively high proportions of lower income households. The purpose of the SANDAG Housing Needs Statement is to: (1) recommend an equitable basis by which each jurisdiction can assume its "fair share" of lower income housing responsibilities, and (2) identify the need for housing for all income levels in the region. "Fair share" refers to the number of lower income households that each jurisdiction should assist in order to meet its fair share of the current and projected housing needs of lower income households. Fair share requirements are identified for the region by the housing allocation formula which was adopted by SANDAG in 1979.

The state law requires that housing elements be updated every five years. The first revision must be accomplished by July 1, 1985. The time frame of the Regional Housing Needs Statement and formula must be updated now in order to be consistent with the time frame required for the revised housing elements. This is also a good time for these changes because more current information is available through the 1980 Census and the adopted Series 6 Regional Growth Forecasts.

Based upon staff review, it is my

RECOMMENDATION

that the Board of Directors approve the Regional Housing Needs Statement.

*The City of Poway adopted numbers based on its estimate of household size in the City: total fair share 925 (Housing Needs Statement - 1,085) and five-year goal to assist 282 lower income households (Housing Needs Statement - 330).

Discussion

The attached three tables identify: (a) the "fair share" formula and the housing needs for lower income households for each jurisdiction (Table 1); (b) the income distribution of all households added to the region from 1980 to 1990 by jurisdiction (Table 2); and (c) the housing unit projections by jurisdiction by year to 1991 (Table 3).

The fair share formula consists of two factors: existing "fair share" (Columns 1 & 2: Table 1) and growth "fair share" (Columns 3 & 4: Table 1). These factors are derived from the population, housing, and employment characteristics of each jurisdiction. The region's needs are then distributed according to each jurisdiction's "fair share" factors. The total need (Columns 5 & 6: Table 1) for each jurisdiction is then translated into a five year goal (Column 7: Table 1). The five year goal represents a "good faith" effort that addresses 2.5* percent of the total housing need in each year of the five-year period in the housing elements. "Good faith" effort is the concept that recognizes that a jurisdiction cannot be reasonably expected to meet all of its housing needs within the next five years. Thus, a standard was developed that defined the level of effort by a local agency that would be accepted as reasonable progress towards meeting its housing needs.

Table 2 identifies the increase in the number of households for each jurisdiction from 1980-1990 based upon the adopted Series 6 Regional Growth Forecasts (Column 1: Table 2). This household growth is allocated to four income categories (Columns 2-5: Table 2) in order to provide a guideline for local housing element purposes. It is not a fair share allocation. The revised housing elements must identify housing needs of all income ranges. SANDAG "fair shares" only lower income households requiring assistance (Table 1).

Table 3 identifies the increase in the number of housing units for each jurisdiction by year from 1985 to 1991. This step was accomplished by converting the Series 6 household estimates to housing units (by adjusting for vacancies). This step was requested by HCD as information that local governments should include in their housing elements. The time frame was extended to 1991 because the state law was recently revised and the next revisions will be due on July 1, 1991.

All this information will be used by local agencies when they prepare their housing elements/updates. SANDAG staff will continue to provide local staffs with additional housing information as necessary. SANDAG can provide more detailed assistance through the Local Technical Assistance program if member agencies so choose. These services and assistance were outlined in a meeting the staff sponsored for all the local housing element planners. Finally, SANDAG co-sponsored a workshop with the State Department of Housing and Community Development (HCD) in order to provide a more intensive briefing for local staffs on the state requirements and procedures for revisions to the Housing element.

RICHARD J. HUFF
Executive Director

*This level varies from region to region. In most areas the level was set at 5.0 percent per year; a few regions had a 3.0 percent level. In negotiations with the state and federal governments, a 2.5 percent standard was set for the San Diego region.

BLE 1

HOUSING NEEDS STATEMENT
LOWER INCOME HOUSEHOLDS REQUIRING ASSISTANCE
(EXISTING & GROWTH)
SAN DIEGO REGION
1980-1990

	Existing "Fair Share" (Percent)	Existing "Fair Share" (Households)	Growth "Fair Share" (Percent)	Growth "Fair Share" (Households)[a]	Total "Fair Share" (Percent)	Total "Fair Share" (Households)[a]	Five Year Goals[a]
Carlsbad	3.2	3,523	4.4 [b]	1,009 [b]	3.4 [b]	4,532 [b]	567 [b]
Chula Vista	4.5	4,954	4.2	963	4.5	5,917	740
Coronado	0.9	991	0.9	206	0.9	1,197	150
Del Mar	0.3	330	0.3	69	0.3	399	50
El Cajon	3.4	3,743	2.6	596	3.3	4,339	542
Escondido	3.4	3,743	3.4	780	3.4	4,523	565
Imperial Beach	0.7	771	0.6	138	0.7	909	114
La Mesa	2.4	2,642	1.7	390	2.3	3,032	379
Lemon Grove	1.0	1,101	0.9	206	1.0	1,307	163
National City	1.5	1,651	1.0	229	1.4	1,880	235
Oceanside	4.1	4,513	4.5	1,032	4.2	5,545	693
Poway	2.0	2,202	1.9	436	2.0	2,638	330 [c]
San Diego	46.4	51,079	42.4	9,726	45.8	60,805	7,601
San Marcos	1.3	1,431	1.6	367	1.4	1,798	225
Santee	2.3	2,532	2.6	596	2.4	3,128	391
Vista	1.7	1,871	1.6	367	1.7	2,238	280
Unincorporated	20.8	22,897	25.3	5,803	21.6	28,700	3,588
Region Total		109,974		22,913		132,887	16,613
	(1)	(2)	(3)	(4)	(5)	(6)	(7)

[a]Growth, total "fair share", and goals are for any five year period (housing element time frame) from 1980-1990. Goals assume a "good faith" effort of addressing 2.5 percent of the need per year for five years.

[b]Carlsbad adopted the Series 6 Regional Growth Forecasts upon the condition that the short term projections (1980-1990) for Carlsbad be reviewed within the next two years to determine the validity of SANDAG's projections of growth in population, housing, and employment in Carlsbad. If the projections need to be revised, the fair share factors (percent & households) and five year goals will be revised.

[c]Poway adopted a five-year goal of 282 based upon its estimates of household size.

NOTE: Due to rounding of percentages in the preceding columns, multipliers of 110,083 in Column 2 and 22,938 in Column 4 were used to come as close as possible to the control totals for Column 2 (109,974) and Column 4 (22,915).

Source: SANDAG Regional Housing Needs Statement Tables.

TABLE 2

HOUSING NEEDS STATEMENT
REGIONAL INCOME DISTRIBUTION
(GROWTH ONLY)
SAN DIEGO REGION
1980-1990

	1980-1990 Household Growth	Income Distribution (Growth Only)			
		Lower			All
		Very Low	Low	Moderate	Other
Carlsbad	12,494	2,811	2,161	2,411	5,111
Chula Vista	7,361	1,656	1,273	1,421	3,011
Coronado	1,507	339	261	291	616
Del Mar	449	101	78	87	183
El Cajon	2,036	458	352	393	833
Escondido	6,777	1,525	1,172	1,308	2,772
Imperial Beach	986	222	171	190	403
La Mesa	844	190	146	163	345
Lemon Grove	1,341	302	232	259	548
National City	1,277	287	221	246	523
Oceanside	11,209	2,522	1,939	2,163	4,585
Poway	2,726	613 [a]	472 [a]	526	1,115
San Diego	64,573	14,529	11,171	12,463	26,410
San Marcos	3,901	878	675	753	1,595
Santee	6,370	1,433	1,102	1,229	2,606
Vista	2,834	638	490	547	1,159
Unincorporated	67,505	15,189	11,678	13,028	27,610
Region Total	194,190	43,693	33,594	37,478	79,425
	(1)	(2)	(3)	(4)	(5)

NOTE: Since the Housing Elements address a five year time frame, the income distribution for any five year period (1980-1991) would depend on the time frame covered by the housing element.

[a]Poway adopted 925 lower income households based on its estimate of household size.

Source: SANDAG Final Series 6 Regional Growth Forecast and SANDAG Regional Housing Needs Statement Tables

TABLE 3

HOUSING NEEDS STATEMENT
ADDITIONAL HOUSING UNIT NEEDS
JULY 1, 1985 TO JULY 1, 1991
SAN DIEGO REGION

Jurisdiction	1985-1986	1986-1987	1987-1988	1988-1989	1989-1990	1990-1991	TOTAL
Carlsbad	1,438	2,015	2,104	2,220	2,012	1,800	11,589
Chula Vista	847	1,187	1,240	1,308	1,186	1,061	6,829
Coronado	173	243	254	268	243	217	1,398
Del Mar	52	72	76	80	72	65	417
El Cajon	234	328	343	362	328	293	1,888
Escondido	780	1,093	1,141	1,204	1,091	976	6,285
Imperial Beach	113	159	166	175	159	142	914
La Mesa	97	136	142	150	136	122	783
Lemon Grove	154	216	226	238	216	193	1,243
National City	150	206	215	227	206	184	1,188
Oceanside	1,290	1,808	1,888	1,991	1,805	1,615	10,397
Poway	314	439	459	484	439	393	2,528
San Diego	7,432	10,417	10,875	11,472	10,400	9,304	59,900
San Marcos	449	629	657	693	628	562	3,618
Santee	733	1,028	1,073	1,132	1,026	918	5,910
Vista	326	457	477	503	456	408	2,627
Unincorporated	7,769	10,890	11,369	11,993	10,872	9,727	62,620
Region Total	22,351	31,323	32,705	34,500	31,275	27,980	180,134

Source: Staff work tables and Series 6 Regional Growth Forecasts.

TABLE A

"FAIR SHARE" (EXISTING) FACTORS
LOWER INCOME
SAN DIEGO REGION
1980-1990

	1980 Lower Income	1980 Housing	1980 Employment	1980 Population	1980-1990 Lower Income Balance	Existing "Fair Share" Factor
Carlsbad	1.5	2.0	2.3	1.9	8.5	3.2
Chula Vista	4.3	4.6	4.1	4.5	4.9	4.5
Coronado	0.9	1.0	0.6	1.0	1.2	0.9
Del Mar	0.3	0.3	0.3	0.3	0.5	0.3
El Cajon	4.8	4.3	4.9	4.0	-1.0	3.4
Escondido	4.2	3.8	3.7	3.5	1.8	3.4
Imperial Beach	1.5	1.2	0.5	1.2	-0.7	0.7
La Mesa	3.3	3.2	2.5	2.7	0.2	2.4
Lemon Grove	1.0	1.1	0.7	1.1	1.2	1.0
National City	3.1	2.1	2.3	2.6	-2.7	1.5
Oceanside	5.0	4.4	3.2	4.2	3.7	4.1
Poway	0.8	1.6	1.6	1.8	4.1	2.0
San Diego	50.3	48.3	60.3	47.4	25.7	46.4
San Marcos	0.8	0.9	1.4	0.9	2.5	1.3
Santee	1.7	2.0	1.0	2.2	4.4	2.3
Vista	2.3	2.1	1.5	1.9	0.6	1.7
Unincorporated	14.3	17.1	9.1	18.6	45.1	20.8
	(1)	(2)	(3)	(4)	(5)	(6)

Factors represent each jurisdiction's percent of the region's total for each "fair share" factor.

Source: SANDAG Regional Housing Needs Statement Tables

TABLE B

"FAIR SHARE" (GROWTH) FACTORS
LOWER INCOME
SAN DIEGO REGION
1980-1990

	1980 Lower Income Total	1990 Housing Total	1980-1990 Housing Increase	1990 Employment Total	1980-1990 Lower Income Balance	Growth "Fair Share" Factor
Carlsbad	1.5	3.0	6.4	2.8	8.5	4.4
Chula Vista	4.3	4.4	3.8	3.8	4.9	4.2
Coronado	0.9	1.0	0.8	0.6	1.2	0.9
Del Mar	0.3	0.3	0.2	0.3	0.5	0.3
El Cajon	4.8	3.6	1.0	4.4	-1.0	2.6
Escondido	4.2	3.7	3.5	3.8	1.8	3.4
Imperial Beach	1.5	1.0	0.5	0.5	-0.7	0.6
La Mesa	3.3	2.6	0.4	2.2	0.2	1.7
Lemon Grove	1.0	1.0	0.7	0.7	1.2	0.9
National City	3.1	1.8	0.7	2.2	-2.7	1.0
Oceanside	5.0	4.7	5.8	3.5	3.7	4.5
Poway	0.8	1.5	1.4	1.5	4.1	1.9
San Diego	50.3	44.9	33.3	57.8	25.7	42.4
San Marcos	0.8	1.2	2.0	1.5	2.5	1.6
Santee	1.7	2.3	3.3	1.2	4.4	2.6
Vista	2.3	1.9	1.5	1.6	0.6	1.6
Unincorporated	14.3	21.1	34.8	11.4	45.1	25.3
	(1)	(2)	(3)	(4)	(5)	(6)

Factors represent each jurisdiction's percent of the region's total for each "fair share factor".

Source: SANDAG Regional Housing Needs Statement Tables

TABLE C

LOWER INCOME BALANCE
SAN DIEGO REGION
1980-1990

	Lower Income Households 1980	Percent Region	Fair Share* Lower Income Households 1990	Percent Region	Increase 1980-1990 for "Fair Share"	Percent Region
Carlsbad	3,960	1.5	10,380	3.0	6,420	8.5
Chula Vista	11,376	4.3	15,028	4.4	3,652	4.9
Coronado	2,417	0.9	3,315	1.0	898	1.2
Del Mar	729	0.3	1,075	0.3	346	0.5
El Cajon	12,901	4.8	12,139	3.6	-762	-1.0
Escondido	11,282	4.2	12,666	3.7	1,384	1.8
Imperial Beach	4,046	1.5	3,484	1.0	-562	-0.7
La Mesa	8,748	3.3	8,918	2.6	170	0.2
Lemon Grove	2,549	1.0	3,430	1.0	881	1.2
National City	8,193	3.1	6,196	1.8	-1,997	-2.7
Oceanside	13,207	5.0	16,012	4.7	2,805	3.7
Poway	2,080	0.8	5,197	1.5	3,117	4.1
San Diego	134,170	50.3	153,482	44.9	19,312	25.7
San Marcos	2,183	0.8	4,037	1.2	1,854	2.5
Santee	4,510	1.7	7,839	2.3	3,329	4.4
Vista	6,152	2.3	6,577	1.9	425	0.6
Unincorporated	38,127	14.3	72,099	21.1	33,972	45.1
Region Total	266,630	100.0	341,874		75,244	
	(1)	(2)	(3)	(4)	(5)	(6)

*39.8 percent of 1990 household forecast (850,976 occupied housing units); Total lower income households 1980 (266,630) divided by total households 1980 (670,634) equals 39.8 percent.

Source: 1980 Census and Final Series 6 Regional Growth Forecasts

TABLE D

OCCUPIED HOUSING
SAN DIEGO REGION
1980-1990

	Occupied Housing 1980	Percent Region	Occupied Housing Increase 1980-1990	Percent Region	Occupied Housing 1990	Percent Region
Carlsbad	13,586	2.0	12,494	6.4	26,080	3.0
Chula Vista	30,398	4.6	7,361	3.8	37,759	4.4
Coronado	6,823	1.0	1,507	0.8	8,330	1.0
Del Mar	2,253	0.3	449	0.2	2,702	0.3
El Cajon	28,464	4.3	2,036	1.0	30,500	3.6
Escondido	25,046	3.8	6,777	3.5	31,823	3.7
Imperial Beach	7,767	1.2	986	0.5	8,753	1.0
La Mesa	21,563	3.2	844	0.4	22,407	2.6
Lemon Grove	7,276	1.1	1,341	0.7	8,617	1.0
National City	14,290	2.1	1,277	0.7	15,567	1.8
Oceanside	29,022	4.4	11,209	5.8	40,231	4.7
Poway	10,333	1.6	2,726	1.4	13,059	1.5
San Diego	321,060	48.3	64,573	33.3	385,633	44.9
San Marcos	6,242	0.9	3,901	2.0	10,143	1.2
Santee	13,325	2.0	6,370	3.3	19,695	2.3
Vista	13,690	2.1	2,834	1.5	16,524	1.9
Unincorporated	113,648	17.1	67,505	34.8	181,153	21.1
Region Total	664,786		194,190		858,976	
	(1)	(2)	(3)	(4)	(5)	(6)

Excludes Far East County

Source: Final Series 6 Regional Growth Forecasts (Printouts)

TABLE F

POPULATION
SAN DIEGO REGION
1980-1990

	Population 1980	Percent Region	Population 1990	Percent Region	Population Increase 1980-1990	Percent Region
Carlsbad	35,490	1.9	62,726	2.7	27,236	5.7
Chula Vista	83,927	4.5	101,543	4.3	17,616	3.7
Coronado	18,800	1.0	21,541	0.9	2,661	0.5
Del Mar	5,017	0.3	5,873	0.3	856	0.2
El Cajon	73,892	4.0	77,932	3.3	4,040	0.8
Escondido	64,355	3.5	79,855	3.4	15,500	3.3
Imperial Beach	22,689	1.2	25,003	1.1	2,314	0.5
La Mesa	50,308	2.7	51,837	2.2	1,529	0.3
Lemon Grove	20,780	1.1	24,168	1.0	3,388	0.7
National City	48,772	2.6	51,269	2.2	2,497	0.5
Oceanside	76,698	4.2	101,298	4.3	24,600	5.2
Poway	33,178	1.8	40,098	1.7	6,920	1.5
San Diego	875,486	47.4	1,029,615	44.1	154,129	32.6
San Marcos	17,479	0.9	26,190	1.2	8,711	1.8
Santee	40,471	2.2	58,480	2.5	18,009	3.8
Vista	35,834	1.9	42,403	1.8	6.569	1.4
Unincorporated	344,412	18.6	517,469	22.9	173,057	37.4
Region Total	1,847,668		2,317,300		469,632	
	(1)	(2)	(3)	(4)	(5)	(6)

Excludes Far East County.

Source: Final Series 6 Regional Growth Forecasts (Printouts)

TABLE E

EMPLOYMENT
SAN DIEGO REGION
1980-1990

	Employment 1980	Percent Region	Employment 1990	Percent Region	Employment Increase 1980-1990	Percent Region
Carlsbad	16,194	2.3	25,695	2.8	9,501	4.6
Chula Vista	29,764	4.1	35,070	3.8	5,306	2.6
Coronado	4,391	0.6	5,583	0.6	1,192	0.6
Del Mar	2,110	0.3	3,157	0.3	1,047	0.5
El Cajon	34,867	4.9	40,818	4.4	5,951	2.9
Escondido	26,615	3.7	35,375	3.8	8,760	4.2
Imperial Beach	3,457	0.5	4,220	0.5	763	0.4
La Mesa	18,085	2.5	20,755	2.2	2,670	1.3
Lemon Grove	5,337	0.7	6,271	0.7	934	0.5
National City	16,304	2.3	20,749	2.2	4,445	2.1
Oceanside	22,862	3.2	32,520	3.5	9,658	4.7
Poway	11,168	1.6	14,195	1.5	3,027	1.5
San Diego	432,652	60.3	534,520	57.8	101,868	49.2
San Marcos	10,223	1.4	14,011	1.5	3,788	1.8
Santee	7,482	1.0	11,230	1.2	3,748	1.8
Vista	10,917	1.5	14,751	1.6	3,834	1.9
Unincorporated	65,279	9.1	105,643	11.4	40,364	19.5
Region Total	717,707		924,563		206,856	
	(1)	(2)	(3)	(4)	(5)	(6)

Excludes Far East County

Source: Final Series 6 Regional Growth Forecasts (Printouts: Total Civilian Employment).

TABLE G

HOUSEHOLD INCOME DISTRIBUTION
TOTAL AND PERCENT[a]
SAN DIEGO REGION
1980

	Very Low		Low		(Lower)[d]	Moderate		All Other		Total	
Carlsbad	2,134	(15.8)	1,826	(13.5)	(3,960-29.3)	2,131	(15.8)	7,419	(54.9)	13,510	(100.0)
Chula Vista	6,412	(21.1)	4,964	(16.3)	(11,376-37.4)	6,051	(19.9)	12,992	(42.7)	30,419	(100.0)
Coronado	1,337	(19.4)	1,080	(15.7)	(2,417-35.1)	1,139	(16.6)	3,323	(48.3)	6,879	(100.0)
Del Mar	458	(20.4)	271	(12.1)	(729-32.4)	304	(13.5)	1,215	(54.0)	2,248	(100.0)
El Cajon	7,448	(26.2)	5,453	(19.2)	(12,901-45.3)	5,675	(19.9)	9,873	(34.7)	28,449	(100.0)
Escondido	6,485	(25.9)	4,797	(19.1)	(11,282-45.0)	5,046	(20.1)	8,748	(34.9)	25,076	(100.0)
Imperial Beach	2,071	(26.8)	1,975	(25.6)	(4,046-52.4)	1,699	(22.0)	1,970	(25.5)	7,715	(100.0)
La Mesa	4,912	(22.8)	3,836	(17.8)	(8,748-40.6)	4,233	(19.6)	8,589	(39.8)	21,570	(100.0)
Lemon Grove	1,386	(19.1)	1,163	(16.1)	(2,549-35.2)	1,663	(23.0)	3,031	(41.8)	7,243	(100.0)
National City	4,949	(34.8)	3,244	(22.8)	(8,193-57.6)	3,044	(21.4)	2,982	(21.0)	14,219	(100.0)
Oceanside	7,104	(24.4)	6,103	(21.0)	(13,207-45.4)	6,071	(20.9)	9,799	(33.7)	29,077	(100.0)
Poway[b]	1,078	(10.7)	1,002	(9.9)	(2,080-20.6)	1,842	(18.3)	6,164	(61.1)	10,086	(100.0)
San Diego	77,602	(24.1)	56,568	(17.6)	(134,170-41.7)	62,268	(19.4)	125,160	(38.9)	321,598	(100.0)
San Marcos	1,090	(17.5)	1,093	(17.6)	(2,183-35.1)	1,359	(21.8)	2,681	(43.1)	6,223	(100.0)
Santee[b]	2,407	(15.5)	2,103	(13.5)	(4,510-29.0)	3,314	(21.3)	7,731	(49.7)	15,555	(100.0)
Vista	3,354	(24.3)	2,798	(20.4)	(6,152-44.7)	2,909	(21.2)	4,688	(34.1)	13,749	(100.0)
Unincorporated[c]	20,571	(17.6)	17,556	(15.0)	(38,127-32.6)	20,993	(17.9)	57,898	(49.5)	117,018	(100.0)
Region Total	150,798	(22.5)	115,832	(17.3)	(266,630-39.8)	129,741	(19.3)	274,263	(40.9)	670,634	(100.0)
	(1)		(2)		(3)	(4)		(5)		(6)	

[a]Parentheses ( ) after number is the percent of that income category of the total households in the jurisdiction.
[b]Based upon census data for Census Designated Places (CDP).
[c]Region total minus total of Poway & Santee CDP's.
[d]Lower income is not included in total to avoid double counting very low & low income households.

Source: 1980 Census (STF Printouts)

Table 7 shows Total Civilian Employment data for cities, GPA's and the unincorporated area.

TABLE 7

CIVILIAN EMPLOYMENT
BY JURISDICTION AND GPA
1980-2000

	1980[1]	1990	1995	2000	Change 1980-2000 (numeric)	Change 1980-2000 (percent)
Carlsbad	16,200	25,700	29,800	33,900	17,700	109.2
GPA[2]	(16,300)	(28,200)	(33,700)	(38,400)	(22,100)	(135.5)
Chula Vista	29,800	35,100	36,300	37,600	7,800	26.2
GPA	(35,200)	(44,000)	(46,700)	(49,100)	(13,900)	(39.5)
Coronado	4,400	5,600	5,900	6,200	1,800	41.0
Del Mar	2,100	3,200	3,600	4,100	2,000	95.2
El Cajon	34,900	40,800	42,500	43,900	9,000	25.8
GPA	(36,200)	(43,100)	(45,000)	(46,500)	(10,300)	(28.5)
Escondido	26,600	35,400	38,000	40,200	13,600	51.1
GPA	(27,300)	(39,100)	(43,000)	(46,500)	(19,200)	(70.3)
Imperial Beach	3,500	4,200	4,500	4,700	1,200	34.3
La Mesa	18,100	20,800	21,300	21,800	3,700	20.4
Lemon Grove	5,300	6,300	6,600	6,800	1,500	28.3
National City	16,300	20,700	21,300	21,800	5,500	33.7
GPA	(16,300)	(21,000)	(21,600)	(22,000)	(5,700)	(35.0)
Oceanside	22,900	32,500	36,500	40,600	17,700	77.3
GPA	(23,300)	(32,900)	(37,100)	(41,300)	(18,000)	(77.3)
Poway[3]	11,200	14,200	15,700	17,400	6,200	55.6
San Diego	432,700	534,500	573,700	610,700	178,000	41.1
San Marcos	10,200	14,000	15,700	17,400	7,200	70.6
GPA	(11,300)	(16,400)	(18,100)	(20,000)	(8,700)	(77.0)
Santee[3]	7,500	11,200	12,500	13,500	6,000	80.0
Vista	10,900	14,800	15,900	17,200	6,300	57.8
GPA	(11,700)	(18,100)	(21,200)	(24,100)	(12,400)	(106.0)
Unincorporated	69,700	111,200	130,600	149,600	79,900	114.6
Total Region	**722,300**	**930,200**	**1,010,400**	**1,087,400**	**365,100**	**50.5**

[1]1980 United States Census
[2](GPA) General Planning Area
[3]Poway and Santee were not incorporated at the time of the Census.

FINAL SERIES 6
REGIONAL DEVELOPMENT FORECASTS
SAN DIEGO REGION - CORDON AREA
TOTAL CIVILIAN EMPLOYMENT
(THOUSANDS)

SUBREGIONAL AREA	1980	1990	1995	2000	CHANGE, 1980-2000 NUMERIC	CHANGE, 1980-2000 PERCENT	PERCENT OF REGION 1980	PERCENT OF REGION 2000
1 CENTRAL SAN DIEGO	126.1	152.2	166.5	180.1	54.0	42.8%	17.6%	16.7%
2 PENINSULA	49.9	54.3	55.7	57.1	7.2	14.4%	6.9%	5.3%
3 CORONADO	13.2	15.8	16.6	17.4	4.2	31.8%	1.8%	1.6%
4 NATIONAL CITY	16.0	18.4	18.9	19.4	3.4	21.2%	2.2%	1.8%
5 SOUTHEAST SAN DIEGO	11.9	16.2	17.3	18.2	6.3	52.9%	1.7%	1.7%
6 MID CITY	30.5	37.1	38.8	40.4	9.9	32.5%	4.2%	3.7%
10 KEARNY MESA	100.7	113.9	116.6	119.2	18.5	18.4%	14.0%	11.0%
11 COASTAL	29.7	32.7	33.5	34.2	4.5	15.2%	4.1%	3.2%
12 UNIVERSITY	25.4	32.8	35.0	36.9	11.5	45.3%	3.5%	3.4%
13 DEL MAR-MIRA MESA	18.9	35.7	43.9	51.9	33.0	174.6%	2.6%	4.8%
14 NORTH SAN DIEGO	11.7	19.9	22.3	24.8	13.1	112.0%	1.6%	2.3%
15 POWAY	15.3	19.8	22.4	25.4	10.1	66.0%	2.1%	2.3%
16 MIRAMAR	1.7	3.0	3.4	3.8	2.1	123.5%	0.2%	0.4%
17 ELLIOTT-NAVAJO	18.4	21.9	23.1	24.4	6.0	32.6%	2.6%	2.3%
20 SWEETWATER	4.8	10.3	11.7	13.1	8.3	172.9%	0.7%	1.2%
21 CHULA VISTA	30.2	35.4	36.6	37.7	7.5	24.8%	4.2%	3.5%
22 SOUTH BAY	11.0	22.9	28.2	34.1	23.1	210.0%	1.5%	3.2%
30 JAMUL	1.4	1.8	2.0	2.7	1.3	92.9%	0.2%	0.2%
31 SPRING VALLEY	7.9	11.2	12.2	13.1	5.2	65.8%	1.1%	1.2%
32 LEMON GROVE	5.1	6.1	6.3	6.6	1.5	29.4%	0.7%	0.6%
33 LA MESA	18.1	20.6	21.1	21.6	3.5	19.3%	2.5%	2.0%
34 EL CAJON	35.7	41.7	43.3	44.7	9.0	25.2%	5.0%	4.1%
35 SANTEE	7.5	11.2	12.2	13.0	5.5	73.3%	1.0%	1.2%
36 LAKESIDE	4.7	7.8	10.3	12.3	7.6	161.7%	0.7%	1.1%
37 HARBISON-CREST	1.1	1.7	2.1	2.4	1.3	118.2%	0.1%	0.2%
38 ALPINE	1.0	1.1	1.2	1.3	0.3	30.0%	0.1%	0.1%
39 RAMONA	2.7	4.5	5.2	6.0	3.3	122.2%	0.4%	0.6%
40 SAN DIEGUITO	14.8	19.7	22.6	25.2	10.4	70.3%	2.1%	2.3%
41 CARLSBAD	16.5	28.0	32.7	37.1	20.6	124.8%	2.3%	3.4%
42 OCEANSIDE	23.5	33.3	37.4	41.5	18.0	76.6%	3.3%	3.8%
43 PENDLETON	4.0	5.0	5.4	5.8	1.8	45.0%	0.6%	0.5%
50 ESCONDIDO	27.6	39.2	43.1	46.6	19.0	68.8%	3.8%	4.3%
51 SAN MARCOS	11.4	18.1	21.2	24.0	12.6	110.5%	1.6%	2.2%
52 VISTA	11.4	16.4	18.6	20.7	9.3	81.6%	1.6%	1.9%
53 VALLEY CENTER	1.8	2.4	2.8	3.0	1.2	66.7%	0.3%	0.3%
54 PAUMA	0.7	1.4	1.6	1.8	1.1	157.1%	0.1%	0.2%
55 FALLBROOK	5.5	11.3	12.3	13.2	7.7	140.0%	0.8%	1.2%
TOTAL CORDON AREA	717.7	924.6	1004.2	1080.9	363.2	50.6%	100.0%	100.0%

APPENDIX "C"

RESPONSES TO REVIEW LETTERS

Cotton / Beland / Associates
Urban & Environmental Planning

RECEIVED
APR 2[illegible] 1985
CITY OF SAN [illegible]

April 25, 1985

Mr. Darrell Gentry, Planning Director
City of San Marcos
105 West Richmar Avenue
San Marcos, California 92069

Subject: REVISIONS TO THE DRAFT HOUSING ELEMENT IN RESPONSE TO STATE AND SANDAG COMMENTS

Dear Darrell:

We have received written comments from both the State Department of Housing and Community Development and SANDAG, and I spent several hours discussing the draft with Cam Cleary, the State reviewer. Since the 45-day review period has expired, and based on the detail of the comments received from the State and SANDAG, I feel comfortable recommending the following changes to the draft:

Page 4: (1)The first two sentences in the second paragraph should read: "Table 5 presents selected information on households in San Marcos. There has been a slight decline in household size."

(2)Based on the more detailed census information available to the State, it seems that only 12.5% of the elderly households in San Marcos are renters - far less than the 23.1% of all households who rent. This is probably because the majority of San Marcos' elderly households live in mobile homes. In any case, HCD asks that the information be included.

Page 10: Label Figure 3: Population Trends.

Page ~~12~~ 13: The percentage of age 60-64 in 1980 is incorrect. It should be 4.8%.

Page 14: Label Figure 4: Age Characteristics.

Page 16: Label Figure 5: Household Characteristics.

Page 17: The definition of low income in the footnote should read "$8,554 to $13,685 for 1980."

Page 18: The footnote should read: "Poverty level threshholds are shown on Table 8."

Page 20: State HCD asks that the percentages on Table 9 be changed to read across (i.e., showing percent of persons below the poverty level within each race) rather than down. The revised table is attached.

Page 21: Figures for female-headed families in Table 10 were reversed. The corrected table is attached.

Page 23: State HCD asks that the City add a statement to the Employment Characteristics section that the SANDAG Series VI Population Forecasts considered the effect of projected employment growth on future population of the City, and the Series VI projections reflect the employment growth factor.

Page 24: Final Series VI Growth Forecasts should be incorporated in Table 12. The corrected table is attached.

Page 29: Label Figure 6: Commute Time.

Page 31: (1)Census information available to State HCD indicates that although overcrowding is not a major problem in San Marcos (only 3.7% of the households are overcrowded) 12.6% of the large families and 9.1% of the renter households are overcrowded. This would indicate a need for larger (3 or more bedrooms) rental units. HCD asks that a sentence to this effect be included on page 31.

(2)SANDAG suggests deletion of the last sentence on the page.

Page 33: Label Figure 7: Unit Type.

Page 35: (1)SANDAG suggests heading the second column on Table 19 "Median Contract Rent."
(2)HCD suggests adding a column on 1980 median income.
The revised table is attached.

Page 36: Label Figure 8: 1980 Median Housing Value.

Page 38: Label Figure 9: 1980 Median Contract Rent.

Page 40: The revised page is attached. Revisions include:

(1)State HCD asks that the number of overpaying households be separated into low and moderate income households. 290 are low income.

(2)SANDAG's final Series VI Growth Projections show 3,618 units needed between 1985 and 1991. (We were using preliminary figures.)

(3)The revised Housing Needs Statement adopted by City Council commits the City to assisting 225 low income households - not the 776 listed in the fourth paragraph.

(4)The State HCD reviewer indicated that the City should add a statement on the need to conserve existing affordable units in San Marcos.

Page 41: The State HCD reviewer indicated that the cost of residential land in San Marcos should be discussed in the constraints section. Our research indicates that the cost of residential land in the Vista/San Marcos area VARIES BETWEEN $7 and $12 per square foot based on location, availability of services, environmental constraints, etc. A sentence to this effect could be added to the first paragraph.

Page 44: (1) "Exhibit 3" in the second paragraph should be "Figure 10."

(2)State HCD would like a table or tables showing existing City and special district fees. These can be included as tables in the appendices.

(3)State HCD would like more information on the effects of San Marcos growth management program. Specifically, they would like to know how many units have been established as the maximum each year in comparison to the number for which applications were received and the number actually built. This could be added as a table to this section or as an appendix. I have attached a paragraph expanding on the description of the "growth management" program.

Page 45: State HCD would like more information on the way San Marcos has spent its Community Development Block Grant funds in past years in order to judge the effectiveness of the program. A listing of the projects funded and amount allocated to each would be sufficient. In addition, the City should give itself credit for the County-wide programs it helps fund - such as fair housing counseling.

Page 47: State HCD indicates that Table 24 should be expanded to include two columns - one showing the maximum allowable density and one showing the average. In addition, I would suggest adding a footnote to this page or paragraph to page 44 clarifying that much of the vacant land does not have water, sewer, or street infrastructure in place.

Page 48: The State HCD reviewer indicated that there should be a sentence added to each program showing the City's commitment to continuation of the program and expected accomplishments. Suggested revisions are attached.



OPEN SPACE / CONSERVATION

D. CONSERVATION AND OPEN SPACE ELEMENT

PURPOSE

The objective of the Conservation and Open Space Element is to identify natural resources and open space areas and to provide for the preservation and managed production of natural resources, the promotion of outdoor recreation, the preservation of areas with scenic value, the preservation of endangered species, watershed protection, and the protection of public health and safety. The Conservation and Open Space Element contains goals, policies, and implementing strategy which serve as an action program to implement these objectives.

1.0 INVENTORY OF EXISTING OPEN SPACE RESOURCES

1.1 OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES.

1.1.1 Biological Resources.

The City of San Marcos includes diverse habitats, which are shown on Figure D-1 and described by Table D-1. Plant communi- ties of the City include Mixed Chaparral, Coastal Sage Scrub, Grassland, Riparian Woodland, Southern Oak Woodland, Freshwater Marsh, and Vernal Pools. Generally, Chaparral and Scrub communities dominate steep south-facing slopes and hillsides. Oaks Woodland is found on gentler north-facing slopes and along higher elevation streams. Riparian Woodland and Freshwater Marsh are found along watercourses and in floodplains, and Grasslands and Vernal Pools co-exist on flat ground. The dominant agricultural crops are citrus, avocado and flowers.

Four Resource Conservation Areas (RCAs) are located within the City (Figure D-1 and Table D-2). The RCAs were designated by the County of San Diego to delineate areas of biological, archaeological, and/or geological sensitivity.

The Merriam Mountains RCA, located in the Twin Oaks Valley Community, contains Mixed Chaparral, which supports a variety of sensitive and/or rare and endangered plants species. It also contains Riparian/Riparian Woodland habitats and golden eagle nests.

The Owen Peak RCA, located in the College and Twin Oaks Valley Communities, includes large tracts of Coastal Sage Scrub, which contains sensitive and/or rare and endangered plant species and potential sensitive bird species.

The San Marcos Vernal Pool RCA, located primarily in the Business/Industrial District, supports a unique assemblage of plants (see Table D-3), some of which are only found in San Diego County. The vernal pools within the RCA currently are not well-defined geographically, and the RCA has been partially destroyed by previous illegal grading activities.

The Mt. Whitney-Double Peak RCA, located in the Lake San Marcos, Questhaven/La Costa Meadows and Barham/Discovery Communities, is dominated by Mixed Chaparral, which supports a variety of sensitive and/or rare and endangered species.

Sensitive habitats are designated as such because they: (a) contain rare, endangered or sensitive plant and animal species; (b) are particularly valuable to wildlife; and/or (c) are declining in area and numbers as a result of the increase in development pressures. In terms of supporting sensitive species and general wildlife numbers, Grassland and Riparian areas, respectively, are of primary concern. The following sections describe sensitive species typically found within Grassland, Mixed Chaparral, Coastal Sage Scrub, and Riparian/Riparian Woodland Habitats. Table D-4 describes typical animal species within these habitats.

1.1.1.1 Grassland

Grasslands, which comprise approximately 8.8 percent of the City's land area, are located primarily in the communities of Twin Oaks Valley, Barham/Discovery and the College Area.

Many raptor species utilize Grassland areas as a hunting ground. These raptors include the golden eagle, blackshouldered kite, northern harrier, American kestrel, redshouldered hawk and burrowing owl. The burrowing owl is also a resident, nesting in burrows within the Grassland. All of these species appear on local, state, and/or federal lists of species of special concern. The golden eagle, which nests in the Merriam Mountains, is fully protected by the State of California. An additional bird species of concern, the grasshopper sparrow, is found in the Grassland areas of San Marcos, particularly the College Area. This bird is considered to be on the decline in San Diego County and is "blue-listed" at the national level.

Mammals include ground squirrels, coyote and bobcat along with various mice. Reptiles include coast horned lizard, side-blotched lizard, western fence lizard, striped racer and rattlesnake.

Underlying clay soils present in Grassland habitats support remnants of the native perennial bunchgrasses, such as Stipa

coronata, that once were common in California. Other sensitive plant species found within this habitat include the thread-leaved brodiaea (Brodiaea filifolia) and the chocolate lily (Fritillaria bicolor). The brodiaea is considered rare and endangered by the California Native Plant Society (CNPS), endangered by the California Department of Fish and Game (CDFG) and is a potential candidate for the endangered species list by the U.S. Fish and Wildlife Service (USFWS). The lily is not officially listed by these agencies but is considered sensitive by local botanists.

Within the Grasslands of the Business/Industrial District are 275 acres of highly sensitive Vernal Pool habitats. Vernal Pools and the sensitive species that are associated with them are protected by state and federal mandates and are included within the San Marcos Vernal Pool RCA. There are 13 vernal pools supporting several sensitive plant species such as Orcutt's brodiaea (Brodiaea orcuttii), San Diego button celery (Eryngium aristulatum var. parishii), prostrate spineflower (Navarretia fossalis), San Diego thornmint (Acanthomintha ilicifolia) and the thread-leaved brodiaea. All are considered rare and endangered by CNPS. In addition, San Diego buttoncelery and the San Diego thornmint are designated endangered by CDFG. Orcutt's brodiaea, prostrate spineflower and San Diego thornmint are all potential candidates for the endangered species list by USFWS.

1.1.1.2 Mixed Chaparral

Mixed Chaparral, which comprises approximately 18.6 percent of the City's land area, occurs primarily in Questhaven/La Costa Meadows area, with additional areas found in the communities of Barham/Discovery and Lake San Marcos. It also occupies a large area of the Merriam Mountains in Twin Oaks Valley; small isolated patches exist in the Business/Industrial and in the College Area Community.

Many species of wildlife utilize this habitat, with bird species being most diverse and numerous. These species include California quail, roadrunner, common flicker, scrub jay, redtailed hawk, California thrasher and several species of warblers, sparrows and wrens. Mammals include mule deer, coyote, bobcat, gray fox, striped skunk, woodrat along with several kinds of rabbits and mice. Reptiles include coast horned lizard, southern alligator lizard, western fence lizard, gopher snake and western rattlesnake.

Mixed Chaparral also supports a variety of sensitive plant species such as a summer holly (Comarostaphylis diversifolia ssp. diversifolia), felt-leaved monardella (Monardella hypoleuca ssp. lanata), coast white lilac (Ceanothus verrucosus) and mesa club moss (Selaginella cinerascens). Summerholly and monardella are considered plants of limited distribution by CNPS. The lilac is

considered rare and endangered, and the club moss is rare in California but common elsewhere.

1.1.1.3 Coastal Sage Scrub

Coastal Sage Scrub comprises about 15.2 percent of the City's land area and is scattered throughout the City. It occurs on hot, dry south-facing slopes and hillsides where soils are too shallow and undeveloped to support Mixed Chaparral. The Owen Peak RCA, which is found between the communities of the College Area and Twin Oaks Valley, is almost exclusively Coastal Sage Scrub.

Birds of Coastal Sage Scrub include many of the same species found in Mixed Chaparral along with the black-tailed gnatcatcher, a potential candidate for the endangered species list by USFWS. Mammals and reptiles utilizing the habitat are also the same as those found in Chaparral, with the addition of the orange-throated whiptail lizard, also a candidate for the endangered species list by the USFWS.

Three sensitive plant species within Coastal Sage Scrub are mesa club moss, California adolphia (Adolphia californica) and Parry's tetracoccus (Tetracoccus dioicus). These plant species have been found to be restricted to Las Posas soils series. California adolphia is considered by the CNPS to be rare and endangered in California but common elsewhere while the tetracoccus is rare and endangered throughout its range.

1.1.1.4 Riparian/Riparian Woodlands

Riparian/Riparian Woodlands are considered very sensitive due to their high wildlife value and their diminishing status in California as a result of development and livestock grazing. Riparian habitat constitutes 1.7 percent of the City's land area and is dominated by willows (Salix spp.) and mulefat (Baccharis glutinosa) with scattered cottonwoods (Populus fremontii) and sycamores (Platanus racemosa). The woodlands extend along permanent and temporary watercourses and the extent of their development is dependent upon the amount of available water.

Three riparian systems exist within San Marcos: San Marcos Creek and its tributaries, Agua Hedionda Creek and Escondido Creek. San Marcos Creek System is the most extensive, with tributaries in all eight planning areas. Tributaries in Twin Oaks Valley contain areas of undisturbed Riparian Woodland as well as more modified riparian, which consists predominantly of herebaceaous vegetation. The main creek, passing through the communities of Richmar, Barham/Discovery and Business/Industrial, also supports this type of vegetation. Agua Hedionda Creek in the College Area Community

supports approximately eight acres of woodland and four acres of Freshwater Marsh. The tributaries of Escondido Creek support limited stands of Raparian/Southern Oak Woodland, a plant community considered sensitive for much the same reason as Riparian.

Breeding and nesting sites of several bird species are commonly found in Riparian Woodland, including rufous hummingbird, great horned owl, bushtit, rufoussided towhee along with various raptors, sparrows and warblers.

Although most mammals do not reside in riparian habitats, many utilize the area as a water source and movement corridor. Mammals observed to utilize Riparian Woodland include the mule deer, coyote, bobcat, greyfox, opossum, striped skunk, wood rat along with various bat species. Reptiles and amphibians include southern alligator lizard, western fence lizard, striped racer, gopher snake, Pacific tree frog and western toad.

1.1.2 Landforms and Other Visual Resources

San Marcos is located in one of the most picturesque areas of San Diego County. Landforms such as the mountain ranges in the northern and southern portions of the City contribute to its scenic corridors (see Figure D-2); biological resources, such as riparian habitats, provide a rich environment of plant and animal habitats; and water resources, such as San Marcos Creek and its tributaries, create a pleasant environment in San Marcos' open space areas.

The principal visual resources in San Marcos are the vistas of the foothills and mountain ranges from the communities of Twin Oaks Valley, Questhaven/La Costa Meadows, Barham/Discovery, and other scattered areas throughout the City. San Marcos is located in the Peninsular Range Province, which is a California physiographic province with a long and active history in southern California. The Peninsular Province is characterized by northwest trending mountain ranges separated by subparallel fault zones. The most prominent landforms are the mountain ranges in San Marcos, which consist of the following: Merriam Mountains and San Marcos Mountains in the northern portions of Twin Oaks Valley; Cerro de las Posas, Double Peak, Franks Peak and Mt. Whitney in the southern portions of the Questhaven/La Costa Meadows area; and Owen Mountain in Twin Oaks Valley and the College Area Community.

Primary and secondary ridgelines (see Figure D-3) in the northern and the southern mountain ranges vary in elevation, ranging from 600 feet to 1,736 feet. The foothills and mountain ranges can be classified into two slope categories; 16 to 25 percent, containing approximately 3,500 acres; and 25 percent and over, containing approximately 7,200 acres.

These mountain ranges, in conjunction with the creeks and its tributaries, have created several distinctive geologic landforms, such as Twin Oaks Valley; the valley in Questhaven/La Costa Meadows; the 100-year floodplain which extends from the northern portions of Twin Oaks Valley into the southern portions of Lake San Marcos and Questhaven/La Costa Meadows; and canyons, washes and alluvial fans, which can be found throughout San Marcos.

Plant and animal life are abundant in the RCAs, located predominantly in the communities of Twin Oaks Valley, the College Area, Business/Industrial, Questhaven/La Costa Meadows and Barham/Discovery. San Marcos Creek and its tributaries extend in virtually all of the communities, contributing to the City's rich environment, scenic corridors and open space areas that provide outdoor recreational opportunities.

1.1.3 Water Bodies

Four major water bodies and several ponds (see Figure D-4) are located within the City and its Sphere of Influence, including Lake San Marcos, South Lake Reservoir, Thibado Lake, Jacks Pond and several ponds located in the communities of Questhaven/La Costa Meadows and the College Area.

The largest waterbody is Lake San Marcos, located in the southwestern portion of the Lake San Marcos Neighborhood. The dam that formed the lake was built in the late 1930's as an irrigation reservoir; in 1962, the lake was dredged and expanded by approximately 80 acres. The lake derives its water from surface runoff, fed by San Marcos Creek and its tributaries. It is privately owned and operated, and serves as both an irrigation reservoir and a scenic recreational lake.

South Lake Reservoir, located in the Barham/Discovery and Questhaven/La Costa Meadows Communities, was built in 1956 as a water storage reservoir. The reservoir has a storage capacity of 73.3 million gallons and an approximate surface area of 30 acres.

Thibado Lake is situated northwest of South Lake Reservoir and serves as a retention lake and basin in the event of dam failure at South Lake Reservoir. This lake serves as the western boundary of a 50-acre community park.

Jacks Pond, located in Barham/Discovery Community, was built in the late 1930's as an irrigation pond. It is privately owned and operated.

Centennial Square, a partially approved, and as yet undeveloped, "Town Center" development project in the Richmar Community features a civic center, recreational activities, retail, commercial and office development around a scenic lake and park.

1.1.4 Open Space Easements

The City has designated open space easements for the retention of land for recreational opportunities, the protection of public health, safety and welfare, and the preservation of natural resources. Planned Residential Developments (PRDs) must set aside 40 percent of net acreage for common open space. Pursuant to this requirement, a 21.3 acre hill in Peacock Park (Richland Neighborhood) is subject to an open space easement, and 1.0 acre in the Owen and Johnson mobile home park (Business/Industrial) is subject to an open space easement for the preservation of biological resources and drainage control in the canyon park areas.

In addition, the Golden Door Resort in Twin Oaks Valley contains a 28.3 acre open space easement.

1.2 OPEN SPACE USED FOR THE MANAGED PRODUCTION OF RESOURCES

1.2.1 Description of Geology and Soils

1.2.1.1 Geology

The Geology of San Marcos features four bedrock units: the Bedford Canyon formation, composed of metasedimentary rocks; Santiago Peak Volcanics, composed of slightly matamorphosed volcanic, volcaniclastic and sedimentary rocks; Intrusive Igneous Bedrock, composed of primarily dark gray gabbro and light gray granodiorite; and Eocene Sedimentary Rocks, composed of flat-lying lagoonal claystone, siltstone and sandstone.

The mountain ranges feature underlying Jurassic metasedimentary and metavolcanic rocks and Cretaceous igneous rocks of the southern California batholith. Late Cretaceous, Tertiary, and Quaternary sediments flank the mountain ranges to the northeast and southwest. The upper Cretaceous, Tertiary and Quaternary rocks flanking the southwestern margin of the mountains are composed of detrital marine, lagoonal and nonmarine sediments, consisting of sandstones, mudstones and conglomerates.

San Marcos Gabbro, a source of black granite, is a unique geologic feature, which has been delineated by the Merriam Mountain Resource Conservation Area (RCA) in Twin Oaks Valley. San Marcos Gabbro, unique to the San Marcos and Merriam Mountain Range, is used for cornerstone and for making tables in the music industry because of its sensitivity to instruments (i.e., smooth, flat and does not expand during varying periods of weather). In addition, during the weathering process, the granite becomes iron rich (Las Posas soil series) and supports rare plant species, such as the Southern Mountain Misery (Chamaebatia australis) and the Felt Leaved Monardella (Monardella hypoleuca).

Along the valley bottoms and streambeds are alluvium/colluvium deposits which is mostly composed of loose sand, silt, clay and gravel. These unconsolidated alluvial deposits are derived from the surrounding bedrock through soil seepage and the action of running water.

1.2.1.2 Soils

Seven soil associations are found in San Marcos, as shown on the U.S. Department of Agriculture Soil Conservation Service map. Table D-5 describes these soil associations, which include the Ramona-Placentia, Fallbrook-Vista, Cieneba-Fallbrook, Las Posas Association-Story, Exchequer-San Miguel, Friant-Escondido, and Diablo-Las Flores. These soils are distributed throughout the City (Figure D-5).

The poor quality of some soils in San Marcos has an adverse effect on structures and land uses. Soils defined as "poor" have at least one or, in most cases, a combination of qualities including poor drainage, high erosion, high shrinkswell, steep slope, slow permeability and poor drainage. Poor soils are located in the following communities: the eastern portion of Lake San Marcos; the northern portion of Twin Oaks Valley; the western portion of Business/Industrial; and the central portion of Questhaven/La Costa Meadows.

Alluvium, colluvium, topsoil, landslide, and Eocene sedimentary materials contain potentially expansive clays. Soil volume changes due to variations in soil moisture content may cause damage to foundations, slabs, and sidewalks. Soil volume or shrink-swell has considerable impact on the foundation of a building. An area with a high shrink-swell ratio would have a severe limitation for any potential building site. The soils communities that have a high shrink-swell ratio (see Table D-6) are located in the following communities: the western portion of Lake San Marcos; most of Business/Industrial; the central portion of Richland; and the northwestern portion of Twin Oaks Valley.

San Marcos has severe limitations for the location and construction of sewage effluent disposal systems, except along San Marcos Creek and its tributaries, where limitations are slight to moderate. This is because of the alluvial soils associated with the 100-year floodplain.

1.2.2 Agriculture

San Marcos contains approximately 3,240 acres of agricultural land, including land used for the production of avocados, citrus, tomatoes, dairy products and flowers. The dominant agricultural area is Twin Oaks Valley with 2,135 acres. Approximately 284.5 acres in Twin Oaks Valley are agricultural preserves established under the Williamson Act.

Most existing agriculture is centered around small scale commercial production (for example, wholesale nurseries and greenhouses). Avocado orchards and citrus groves are among the other agricultural uses in the City.

Non-crop agricultural uses include stables and dairies. Hollandia Dairy consists of approximately 125 acres in the Richland Neighborhood. The dairy, which produces, processes and distributes dairy products, is a member of a co-op that processes 11 to 12 million gallons of milk per year. The Hollandia Dairy produces 1.8 million gallons of milk per year from its own herd.

In general, agricultural land in San Marcos is not a valuable resource in terms of soil fertility, because soils are generally rocky, erosive, and/or have a high clay content, and/or are subject to limitations caused by nearly impervious bedrock or hardpan within the existing rooting depth. Much more land has been designated for agricultural use in the City than is currently used for agriculture. The dominant agricultural area is Twin Oaks Valley, with 2,219 acres, or about 39% of the total area, used for agriculture.

The continued availability of agriculture in the San Marcos area will be affected by agricultural economic viability, including the factors summarized in the following discussion.

One factor is access. Access to land for agricultural use must be available to permit the expansion of operations, change in farming methods, and start up of new farms.

Another factor is the cost of land. This factor is very important in determining availability of land for financially feasible agricultural production. A major contributor to the price of land is the increased demand for developable land or speculation in land

for urban uses. The many factors that make land viable for agriculture also make it desirable for urban development.

Land use incompatibility between agricultural and residential uses is another major factor that affects agricultural economic viability. Examples of potential compatibility problems are: 1) the need to use safer, but more costly herbicides, pesticides, and fertilizers due to the proximity of residential development; 2) the production of additional urban air pollution which can have an effect on the selection, yield, and/or quality of many crops; and 3) the reduction in profits due to theft and vandalism from residents of nearby residential developments.

It is likely that at some time in the future, the highest return on these properties permitting agricultural uses could only be realized through non-agricultural development. Increasing land values, increased costs of farming, market constraints, and land use incompatibilities (associated with agricultural operations such as dust generation, equipment operation, etc.) could perpetuate a cycle of land use conversion. Loss of these lands would not significantly affect countywide agricultural production, but it would substantially reduce agricultural lands within the San Marcos area.

1.2.3 Minerals

The State Mineral Land Classification Study (Special Report 153) uses the term "Mineral Resource Zone" (MRZ) to describe the presence or absence of significant sand and gravel deposits and crushed rock sources. San Marcos has land designated in three mineral categories: MRZ-1, MRZ-3 and MRZ-4. MRZ-1 areas have no mineral deposits, their significance cannot be calculated from the available data. Information available for MRZ-4 areas is inadequate for assignment of these areas to any other MRZ zone.

According to the State's Mineral Land Classification Maps, the City of San Marcos is unsuitable as a source for construction materials. There are no active sand and gravel and quarry operations in the City or its Sphere of Influence. There is an old quarry in the Questhaven/La Costa Meadows area, where only sub-surface mineral resources had been extracted in the form of cement aggregate, because of the underlying granite rock formation.

Other potential mining areas with underlying granite rock are in the Merriam and San Marcos Mountains in Twin Oaks Valley. One mile north of the City's adopted Sphere of Influence (adjacent to Twin Oaks Valley) is a quarry operation owned by South Coast Asphalt Company. The quarry is on 84 acres with an estimate of 10 million

tons of grandorite reserves. Adjacent to South Coast Asphalt is another quarry operation by National Quarry. National Quarry mines gabbro granite for monuments and architectural treatment on an interim basis.

1.3 OPEN SPACE USED FOR RECREATION

1.3.1 City Parks

San Marcos currently has five city parks, with proposals for additional parkland and park expansions in the near future (Table D-7). The five city parks, Linda Vista Park, Walnut Grove, Woodland Park, Optimist Park and Bougher Park, total 33 acres, and are located in the communities of Business/Industrial, Twin Oaks Valley and Richland. The Red Barn Community Center and adjacent youth building, and the Joslyn Senior Citizen Center, located behind City Hall, are indoor public recreational facilities totalling 4.14 acres.

Proposals for additional parkland and park expansions include Linda Vista Park, East Park, Town Center (Centennial Lake), West Park and Walnut Grove, totalling 155 acres in the communities of Business/Industrial, Barham/Discovery, Richmar, and Twin Oaks Valley. Lakes are proposed for the West Park and Centennial Square developments.

The City's goal in its parks and recreation planning is to meet the "Standards for Recreation Areas" set forth in Table D-8.

1.3.2 School Playgrounds

The San Marcos School District maintains four elementary schools, one junior high school, one high school, and one continuing high school, with a total of 51 acres of school playgrounds (Table D-9). In addition to these facilities, Palomar Community College has 11.3 acres of outdoor recreation. San Marcos has proposed several additional educational facilities throughout the community to serve future population growths.

1.3.3 Cultural Resources

Cultural Resources are fragile and non-renewable evidence of human activity as reflected in districts, sites, structures, artifacts, works of art, and natural features that were of importance in human events.

Two basic periods of time are generally used when categorizing cultural resources: prehistoric and historic. The San Marcos area

was occupied by three prehistoric Native American peoples: the La Jolla (Millingstone period); the Iipay/Luiseno (Late Prehistoric); and the San Dieguito. The historic period began with the Spanish missionaries in the late 1700's. Soon after the Mexican-American War and California's statehood, settlers came into the valley areas and began to farm the land. The historic structures that are standing today were constructed during this period, principally between 1880 and 1902.

1.3.3.1 Archaeology

Eighty-four prehistoric archaeological sites of Native American origin have been recorded in San Marcos by various institutions. The majority of these sites are located in the communities of Twin Oaks Valley, College Area and Questhaven/La Costa Meadows. Of the 84 archaeological sites, 37 sites are of Late Prehistoric origin (2500 B.P. to Spanish Contact); 10 sites are Early Archaeic/-Millingstone (7500 B.P. to 2500 B.P.); 8 sites are Paleo-Indian (12000 B.P. to 7500 B.P.); and 28 sites are of unknown affiliation (12000 B.P.). The most frequently occurring type is the Late Prehistoric milling station, accounting for 26 percent of all sites. Excluding those of unknown affiliation, the sites are Early Archaeic temporary camps, Late Prehistoric camps and Paleo-Indian camps, Paleo-Indian flake scatters, late Prehistoric milling with shell scatters, a Late Prehistoric village with rock art, isolates, pictographs, and rock structures, and a Paleo-Indian workshop/quarry.

From the 84 prehistoric archaeological sites that have been recorded, eight sites have been identified for conservation (pending upon field verification). These sites are located in the communities of Twin Oaks Valley, Barham/Discovery, the College Area, and Questhaven/La Costa Meadows. Based on their educational and scientific contribution to the community, it is recommended that these sites be preserved in their natural environment.

Three levels of probability areas for archaeological resource occurrence (low, medium and high) have been delineated, based on the cultural and environmental conditions of prehistoric Native American groups. A fourth category has also been included for those areas that have been previously studied. Many resources have already been discovered; however, within areas where development has not occurred yet, there is a potential for more archaeological findings.

A map of these resources will be kept by the City Planning Division. It is not published as part of this General Plan, in order to preclude possible harm to, or exploitation of, archaeological sites.

1.3.3.2 Historic Sites and Places

According to the Regional State Historic Preservation Office and the San Marcos Historical Museum, San Marcos has approximately 31 important older structures and places of historical and architectural importance (Table D-10 and Figure D-6). Many of these resources were built before the turn of the century and thus may be eligible for inclusion on the National Register of Historic Places (see Table D-11 for criteria). Prior to the development in these areas, additional research and evaluation of these structures should be performed by qualified historical experts, so that appropriate measures will be taken to ensure their preservation and enhancement.

1.4 OPEN SPACE FOR THE PROTECTION OF THE PUBLIC HEALTH, SAFETY, AND WELFARE

1.4.1 Floodplain

The 100-year floodplain delineates the area that a water course would inundate in the event of the maximum flood expected to occur once in every 100 years. Figure D-4 illustrates the 100-year floodplain for San Marcos Creek and its major tributaries. The San Marcos 100-year floodplain covers approximately 952 acres, extending from the northern portions of the Twin Oaks Valley Community south to the Richmar Neighborhood, where it is joined by the East Branch extending through the Richland Neighborhood. From the Richmar Neighborhood it extends west to Lake San Marcos, where it is joined by the Las Posas Branch, a tributary creek extending through both the College Area and the Business/Industrial District. From Lake San Marcos the 100-Year Floodplain extends south through the western portion of the Questhaven/La Costa Meadows Community.

The San Marcos Creek Specific Plan was adopted in 1979 to mitigate flood hazards along San Marcos Creek. Mitigation measures included concrete channels, concrete box culverts and environmental channels. In establishing this plan, the City considered existing land usage as well as future anticipated development.

The industrial park development in the Questhaven/La Costa Meadows Community included the construction of an environmental channel along San Marcos Creek with park-like amenities. At present, the industrial park is maintaining this environmental channel.

The Specific Plan adopted for San Marcos Creek includes plans to develop a trapezoidal concrete channel west of the intersection

of Richland Road and Mission Road and a concrete box culvert at Bougher Road and Rock Springs Road in the Richland Neighborhood.

The San Marcos Creek Specific Plan also intends to construct both a concrete channel between the industrial and multi-family designated areas of the Richmar Neighborhood and an environmental channel in the Twin Oaks Valley Community which will contain the 100-year flood flow.

1.4.2 Unstable Soils Areas

Landsliding and slope instability in San Marcos are caused by ancient landslide, bedding plane faults, and weak claystone and siltstone beds associated with Eocene sedimentary rocks. Known and/or suspected ancient landslides exist in the western portion of the Business/Industrial Community. Landslides are believed to have occurred along weak points in the underlying rock under saturated conditions. Areas which are known to be prone to slope instability in hillside areas are located mostly in the Business/Industrial and Lake San Marcos Communities, with scattered sites in the College, Barham/Discovery and Questhaven/La Costa Meadows Communities.

1.4.3 Seismic Events

As discussed in the Safety Element, there are no known faults in San Marcos. The closest major active or potentially active faults are the Elsinore, Coronado Banks, and Rose Canyon faults. A major earthquake along one of these faults, or in the San Jacinto fault zone located about 42 miles northeast of San Marcos, could cause significant shaking in San Marcos and possibly cause damage to poorly-designed structures. Because seismic events would affect the entire City, however, the preservation of open space is not viewed as an effective or feasible means of avoiding these impacts.

Other seismically related hazards include liquefaction of loose alluvial and colluvial soils and seismically induced or dynamic settlement, which is related to liquefaction. The potential for liquefaction and settlement is most pronounced in the alluvial soils along San Marcos Creek and its tributaries.

1.5 VACANT LAND

Approximately 10,750 acres of vacant, non-agricultural land are located within the City, constituting approximately 48 percent of San Marcos. The majority of this land is designated for agricultural and residential land uses.

1.6 LAND OUTSIDE/ADJACENT TO SAN MARCOS

To the north of San Marcos are the Merriam and San Marcos Mountains with primary ridgelines at elevations of 1,053 feet to 1,752 feet. These mountain ranges also extend to the northeast, eastern and southern areas, featuring several canyons and valleys.

To the west of San Marcos are various water resources. Several tributaries from the mountain areas form San Marcos Creek, Buena Vista Creek, Agua Hedionda Creek and Escondido Creek. These creeks flow southwesterly into their respective lagoons and then empty into the Pacific Ocean.

South of San Marcos is Questhaven Retreat. This area is partially developed and utilized for spiritual meditation. The religious retreat contains biological resources and hiking trails throughout the property.

The County of San Diego's Scenic Highway System has several north-south and east-west scenic highway corridors that are outside San Marcos' boundary. North-south scenic corridors include portions of State Highway 15 (I-15), Bear Valley Parkway, El Camino Real (S-11), State Highway 5 (I-5), and State Highway 21 (S-21). East-west corridors include Gopher Canyon Road, Del Dios Highway (S-6), Via Rancho Parkway, and San Pasqual Road.

1.7 FUTURE OPEN SPACE PRESERVATION

Figure D-10 shows present and proposed open space designations. The exact location of open space within the Twin Oaks Valley floodplain area, and along the ridgelines of the Questhaven/La Costa Meadows Community, will be determined when specific plans are developed for the Specific Plan Areas within those communities.

The railroad right-of-way should be preserved as open space, either to serve as the right-of-way for Light Rail or, if Light Rail is not constructed, for use as a linear park.

The San Marcos Landfill should be designated as a park following its closure. If other solid waste management facilities extend the life of the landfill, a fee should be imposed for the provision of the park/open space areas.

2.0 INVENTORY OF OTHER NATURAL RESOURCES

2.1 WATER SUPPLY

2.1.1 Watersheds

San Marcos is located wholly within the Carlsbad Hydrographic Unit, an area of about 210 square miles. Four major waterways, San

Marcos Creek, Agua Hedionda Creek, Buena Vista Creek, and Escondido Creek, and a number of tributaries, make up the Carlsbad Hydrographic Unit. In terms of watershed, the tributaries of San Marcos Creek drain the runoff from the Merriam Mountains and the San Marcos Mountains which feed into Twin Oaks Valley. As the creek flows southwesterly, there is runoff from the south facing slopes of Cerro de las Posas, Double Peak, Franks Peak and Mt. Whitney. From their respective watersheds, the San Marcos Creek, Agua Hedionda Creek, Buena Vista Creek and Escondido Creek flow westwardly and empty into the Agua Hedionda Lagoon, Batiquitos Lagoon and San Elijo Lagoon, and then eventually into the Pacific Ocean.

2.1.2 Groundwater

The San Diego region is generally arid, receiving approximately 10 inches per year of rainfall near the coast, and more than 30 inches per year in the mountains. In most cases, rainfall averages approximately 15 inches per year, most of which falls during the winter months.

Groundwater is contained in underwater aquifers and is recharged by the entire land surface. Recharge rates vary and are affected by the permeability of the ground. In an arid or semi-arid region, a slow rate of replenishment by rainfall can be far exceeded by the rate of groundwater pumping, resulting in serious problems of groundwater mining.

Groundwater in San Marcos, as in all of San Diego County, is generally limited and of poor quality due to infrequent rainfall and the high salt content of imported water. Groundwater is replenished by irrigation with imported water or percolation of wastewater throughout most of the San Diego area. Water used for irrigation naturally contains soluable salts which become concentrated in the soil-water system. When plants remove water from this system, the remaining water is left with a concentration of salt anywhere from 2 to 10 times that of the applied irrigation water (SANDAG, 1981). These more concentrated salts gradually move downward and build up in the groundwater. Thus, the use of imported water can cause the level of groundwater to rise in many valley areas, while the quality of groundwater declines because the source of replenishment has been contaminated.

2.1.3 Domestic Water Supply

Several agencies administer and control the flow and quality of domestic water within the City of San Marcos (Figure D-7). Most residents receive their water from the San Marcos County Water District, which contracts with the San Diego County Water Authority

(CWA) for its water. CWA is one of 27 member agencies in the Metropolitan Water District (MWD), which is responsible for importing and distributing water from the Colorado River Aqueduct and State Water Project to its member agencies (Figures D-8 and D-9). All of the domestic water supply provided through the SMCWD is imported. Local groundwater previously used for domestic supply became highly mineralized, and its use was terminated in the early 1950's.

Portions of the Business/Industrial District, the College Area, and the Twin Oaks Valley Community receive their water from the Vista Irrigation District. This district receives one-half of its water from Lake Henshaw and another one-half from the CWA. Currently the CWA provides service through its wholesale agency, the Bueno Colorado Municipal Water District, but plans eventually to provide direct service.

In a few areas, San Marcos residents receive their water service from either the Olivenhain Municipal Water District or the Rincon Del Diablo Municipal Water District.

The following is a brief description of each water agency.

2.1.3.1 Metropolitan Water District (MWD)

MWD has four pipelines providing service to the San Diego County Water Authority (CWA). Pipelines 1 and 2 are joined by common tunnels and act as one pipeline, which connects to the Colorado River Aqueduct at the west portal of San Jacinto Tunnel, carrying untreated Colorado River water. Pipelines 3 and 4 begin at the terminus of the San Diego Canal at Lake Skinner. These pipelines are also connected to the Lake Skinner outlet conduit manifold and the Skinner Treatment Plant effluent; thus, Pipeline 3 is capable of transporting untreated water directly from the San Diego Canal or from Lake Skinner, or of transporting treated water from the Skinner Treatment Plant.

MWD's reservoir storage available for service to the CWA is provided by Lake Skinner, which has a capacity of 45,000 acre feet. Of this amount, approximately 36,500 acre feet is usable storage when service is being provided through the Skinner Treatment Plant facilities. Pipelines 1, 2, 3, and 4 extend south from the Lake Skinner area to a delivery point 5.9± miles south of the Riverside-San Diego County line, at which point MWD's jurisdiction ends and the CWA's begins.

2.1.3.2 San Diego County Water Authority (CWA)

The San Diego County Water Authority (CWA) is responsible for providing imported water to its 24 member agencies within San Diego County which, in turn, retail the water to local customers. In early 1980, San Marcos County Water District became a member agency by annexation and detachment from Bueno Colorado Municipal Water District. This made a total of 24 member agencies of the CWA. No additional area was added to the CWA by this detachment-annexation.

The source of water for each water agency depends on demand for the availability of water. Several agencies have the alternative of being supplied from a reservoir, directly from an aqueduct or a combination of direct deliveries and water from storage. Within the County, an extensive network of reservoirs is used to store water for use by some agencies, while other agencies take water directly from a pipeline of one or more of the aqueducts. CWA stores water in San Vicente Reservoir for many agencies that have little or no storage within their district.

2.1.3.3 San Marcos County Water District

The San Marcos County Water District (SMCWD) was organized in March 1955 under provisions of Division 12 of the California Water Code. The purposes of the district are to finance, construct, operate, and maintain a water and wastewater system to serve properties within the district boundaries. The District lies mainly within the City of San Marcos and serves approximately 28,100 persons. The t District provides water and sewer services to the City of San Marcos, portions of the cities of Escondido and Carlsbad, and portions of surrounding unincorporated areas.

The SMCWD has approximately 100 million gallons of storage including three steel reservoirs within the City: the Meadowlark Tank with a 1.25 million gallon capacity; the Mount Whitney Tank with a 2.5 million gallon capacity; and the Las Posas Tank with a 1.0 million gallon capacity. All of these reservoirs provide fire protection and domestic service in their immediate areas.

The SMCWD is responsible for approximately 6,700 service hookups. The district also has 3 emergency interconnections with the Vista Irrigation District, the Costa Real Municipal Water District and the Rincon Del Diablo Municipal Water District. The District possesses transmission lines ranging from 3 inches to 4 inches and four pump stations. The District purchases 100 percent of its water from CWA and presently provides a monthly maximum water delivery of 1,171 acre feet. Planning or approved water system improvements include a new aqueduct storage tank. According to the district's 1981 update of its "Master Plan for Water Supply, Storage and Distribution", additional storage, pump stations and service connections can be constructed to maintain adequate supply.

2.1.3.4 Vista Irrigation District

The Vista Irrigation District was formed in August 1923, lies mainly within the City of Vista, and serves a population of 56,000. By 1995, the District's population is projected to increase to 79,000.

The Vista Irrigation District receives one-half of its water from Lake Henshaw and another one-half from the San Diego County Water authority. Actual percentages on a yearly basis vary, depending upon the availability of local water, which is dependent upon rainfall runoff. The District's distribution system consists of 300 miles of transmission mains, 13 reservoirs with a total of 40 million gallon storage and 17,000 service connections. The District possesses 20 percent ownership in the Joint Escondido-Vista Water Treatment Plant (18 mgd owned by Vista) and 5 CWA aqueduct connections with the City of Oceanside and the City of San Marcos. The District delivers an average of 2,269 acre feet of water per month.

2.1.3.5 Olivenhain Municipal Water District

The Olivenhain Municipal Water District, formed in April 1959, receives its water from MWD and CWA. The District serves the Olivenhain Valley and portions of Encinitas, Leucadia, Cardiff, Rancho Santa Fe, Solana Beach, the Cities of Escondido, Carlsbad, San Marcos and San Diego. There are over 280 miles of pipe installed, and the District's 14 reservoirs store a total of 50 million gallons of water.

2.1.3.6 Rincon Del Diablo Municipal Water District

Rincon Del Diablo Municipal Water District, formed in 1955, receives its water from MWD and CWA. The District encompasses areas within the County of San Diego and portions of the City of Escondido and the City of San Marcos, serving the water needs of a population of 14,000. There are three reservoirs totaling 10 million gallons of water storage. The District delivers an average of 4,938 acre feet of water per year.

2.1.4 Agricultural Water Use and Supply

Irrigated agriculture uses significant amounts of water. Agricultural land uses found in San Marcos include avocado orchards, citrus groves, tomatoes, greenhouses, flower farms, nurseries, dairies, stables, ranches and aviaries.

Table D-12 shows the estimated annual water application to some of these crops in San Diego County. The SMCWD supplements imported water used for irrigation with water stored in local reservoirs. Both of these are limited resources in San Marcos, as in all of southern California. Currently, agricultural water demands constitute approximately 30 percent of annual SMCWD water sales (CWA, 1985), a greater proportion than the 20-25 percent average for agricultural water use throughout the San Diego region (SANDAG, 1981).

2.1.5 Future Water Supply

The population of San Diego County as of 1980 was 1,738,000, with a projected population of about 2,684,000 in the year 2,000. With this population dependent on the CWA for water supply, the need for water imports will increase by an average of about 10,000 acre feet per year. The total water production in the year 2000 is estimated to be 668,000 acre feet per year. Table D-13 shows projections of domestic and agricultural water needs within the CWA service area. Assuming that a minimum of at least 20 to 30,000 acre feet of local water is available annually, it will be necessary to import nearly 650,000 acre feet of water by the year 2000.

Water availability from the MWD for meeting CWA's import requirements is dependent on the total amount available to MWD from the State Water Project and the Colorado River. Depending on the type of water year, the available supply may vary from 460,000 af/year minimum to 700,000 af/year maximum prior to the construction of Delta water transfer facilities.

Water reclamation could reduce the need for imported water by the year 2000. This supplemental supply is expected to increase in small increments throughout this period. To date, 22,000 to 44,000 af/year of water reclamation capacity has been identified as economical by CWA. With a supply of water varying from year to year, the CWA must be capable of storing adequate water locally during periods when water is available to meet the demands during periods of limited water supply. It is possible that critical years and dry years could occur sequentially, severely limiting the import of water. During a period of limited water imports, it may be necessary to curtail deliveries by initiating a very strict water conservation plan, reducing agricultural water use to a minimum, and possibly implementing water rationing.

2.2 SEWER SERVICE AND WASTEWATER DISPOSAL

The San Marcos County Water District (SMCWD) provides sewer service to the City and to unincorporated areas of northern Twin

Oaks Valley. The SMCWD is one of six member agencies of the Encina Joint Powers Sewer Agency, which provides sewer service to the northern San Diego County coast.

All sewage from the Encina Joint Powers service area is directed into the Encina plant in the City of Carlsbad, which has a capacity of about 18 million gallons per day (mgd) and provides primary and secondary treatment. Effluent from the plant is discharged at an ocean outfall.

The SMCWD's share of the Encina plant capacity is approximately 3.2 mgd. Near-term expansion of the plant is expected to increase the capacity to 22 mgd, and a long-term expansion to 45.75 is planned.

The SMCWD also operates the Meadowlark Reclamation Plant, which has the capacity of processing and treating two million gallons of sewage per day. After plant processing, one and one-half million gallons of water can be stored at the Stanley A. Mahr Reservoir per day. Water stored at the reservoir is solely used for landscaping and irrigation purposes.

As of December 1983, the Meadowlark Reclamation Plan was receiving sewage from the San Marcos Drainage Basin in Twin Oaks Valley and from the Questhaven/La Costa Meadows area. The SMCWD is conducting a study to assess areas which will be best served by the wastewater reclamation project, so that the plan can begin to operate at full capacity.

2.3 AIR QUALITY

2.3.1 Climactic Factors

The climate of San Marcos and all of Southern California is characterized by mild winters, warm, dry summers, and light winds. The mean temperature in Escondido, the closest weather monitoring station to San Marcos, is 61.8 degrees, with mean maximum and mean minimum temperatures of 76.2 degrees F and 47.4 degrees F, respectively. Annual precipitation at the Escondido station averages 16 inches, 90 percent of which falls between November and April.

Subsidence and radiation inversions act to degrade air quality in the vicinity of San Marcos. Subsidence inversions (elevated inversions) occur during the warmer months as descending air associated with the Pacific high pressure cell comes into contact with

cool marine air. The boundary between the two layers of air represents a temperature inversion which traps pollutants. As this air layer moves eastward it becomes progressively more polluted. This situation is further complicated as trapped hydrocarbons (mobile source emissions) and oxides of nitrogen (stationary and mobile source emissions) react in the presence of sunlight to form photochemical smog.

The second type of temperature inversion, the radiation inversion (ground box inversion), develops on winter nights when air near the ground cools by heat radiation and air aloft remains warm. They are most common early on clear, cold winter mornings. A shallow inversion layer is formed between the two air masses which can trap vehicular pollutants such as carbon monoxide and oxides of nitrogen. Little mixing or turbulence occurs. The adverse air quality effects of the radiation inversion are most pronounced in the vicinity of congested freeways, parking lots, and intersections.

2.3.2 Regulatory Framework

The planning area is located in the San Diego Air Basin in the jurisdiction of the San Diego Air Pollution Control District (APCD) and the California Air Resources Board (CARB).

In San Diego County, the Air Pollution Control District (APCD) is responsible for ensuring that federal and state ambient air quality standards are achieved. The APCD has prepared the "1982 State Implementation Plan (SIP) Revision for the San Diego Air Basin". San Diego's original air quality plan, the Regional Air Quality Strategy (RAQS), outlined ways in which San Diego could continue to grow and yet achieve air quality standards. RAQS used the San Diego Association of Governments' (SANDAG's) regional growth forecasts to project growth. The SANDAG growth forecasts were based on existing development and future development as outlined in applicable Community Plans and General Plans.

In 1982, APCD updated RAQS by preparing the San Diego State Implementation Plan (SIP) Revision. The SIP Revision is based on revised SANDAG growth forecasts and aims specifically at reducing levels of ozone, carbon monoxide, and particulates. The SIPs for all air basins throughout the state make up the California Master SIP.

Ambient Air Quality Standards (AAQS) represent the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. Healthy adults can tolerate periodic exposure to high pollutant levels. Repeated exposure can generate health problems. High pollution levels can also injure

animals, vegetation, and materials. The five primary pollutants of concern are ozone, carbon monoxide, sulfur dioxide, nitrogen oxides, and particulate matter. National Ambient Air Quality Standards (NAAQS) have been adopted for these pollutants. In addition, California has adopted slightly different standards to reflect special pollution problems in the State.

Air Quality at the Escondido monitoring station, the closest station to the project area, is assumed representative of the project area. The station is located 5 miles east of San Marcos. Table D-14 illustrates the number of days exceeding state and federal standards for the major pollutants from 1981 through 1985. Both ozone and suspended particulate matter standards were exceeded in each year of 1981 through 1985. (Summary of 1986 data has not yet been released).

The air quality data indicates that ozone is the air pollutant of primary concern in the San Marcos Area. Ozone is a secondary pollutant; it is not directly emitted. Ozone is the result of the chemical reactions of other pollutants, most importantly hydrocarbons and nitrogen dioxide, in the presence of bright sunlight. Pollutants emitted from upwind cities react during transport downwind to produce the oxidant concentrations experienced in San Marcos.

Carbon monoxide concentrations are usually a function of local vehicular activity. The data indicate that carbon monoxide levels in the San Marcos area have remained approximately the same over the last several years.

Particulate emissions from manmade sources have been inventoried by the SCAPCD. Vehicular traffic accounts for 58 percent and construction activities account for 25.3 percent of the man-generated particulate emissions. Natural sources of particulate emissions also contribute to the levels monitored in Escondido.

2.4 ENERGY RESOURCES

SANDAG has developed a "Regional Energy Plan" which discusses the following: the energy problems as it affects the San Diego region; the three major forms of energy used in the San Diego region: electricity, natural gas, and gasoline; and ways to reduce energy consumption or promote alternative energy sources. This section of the Conservation Element is based on San Diego's Regional Energy Plan.

2.4.1 Energy Use Trends

2.4.1.1 Residential

All urban and rural population centers in the region have access to electricity; however, approximately 25 percent of customers in the region do not have access to natural gas service. Gas line extensions are made by the San Diego Gas & Electric Company (SDG&E) based on a cost analysis of requests for service. New development that is not served by natural gas will most likely have to rely solely on electric energy or alternative sources.

Because the region has many different climates, space heating and air conditioning energy requirements vary. Another major determinant of energy demand is housing type. Multiple family units require less space heating and air conditioning due to their smaller size and insulation from ambient climatic conditions provided by adjacent units. The Regional Energy Plan indicates that a higher proportion of future housing will be built in the transitional and coastal climate zones. This trend will result in higher energy demands than would the continuation of the existing distributional pattern.

2.4.1.2 Industrial and Commercial

The service orientation of the region's economy results in a small proportion of energy use in the industrial and commercial sector as compared with the state and nation. However, many commercial and industrial enterprises in the region do use large amounts of energy in concentrated areas, namely electricity (65 percent) and natural gas (35 percent), which represents an important opportunity for energy management and conservation.

2.4.1.3 Energy Prices and Costs

The amount that customers pay for energy is an important factor in how much energy is consumed and in the economic attractiveness of energy conservation and alternative source programs. Residential prices are used for natural gas and electricity. In the San Diego region, direct energy expenditures account for about 10 percent of the typical family's after-tax income. Indirect energy costs included in the purchase price of goods and services accounts for another 10 percent to 20 percent of household income. Natural gas provides about 75 percent of home energy needs in the region.

State of California energy-conserving building standards for new residences, which were instated in 1975 and raised in 1978 and 1982, help to reduce energy cost increases in these newer housing units. About 85 percent of the housing units in the region were

built before 1975, however, including most low and moderate income households.

Existing businesses and industries are faced with problems similar to pre-1975 housing. Industrial and commercial energy consumption accounts for 60 percent of total electricity need in the region and 35 percent of natural gas consumption. These users will be affected by the natural gas and gasoline price increases, as well as by real electricity prices.

3. CONSERVATION AND OPEN SPACE GOALS, POLICIES, AND IMPLEMENTING STRATEGIES

Goal 1: To preserve the natural resources of the planning area, including dominant landforms, plant and animal habitats, and water courses.

Goal 2: To develop and maintain a complete parks and recreation open space system within the planning area.

Goal 3: To preserve and rehabilitate cultural resources that are significant to San Marcos because of their age, appearance, or history.

Goal 4: To preserve viable agricultural uses that comply with environmental management practices, and retain the rural character of non-urban lands.

Goal 5: To retain open space areas for public safety.

Goal 6: To promote contiguous development of vacant land.

Goal 7: To ensure a high level of air and water quality.

Goal 8: To promote the use of energy conservation measures.

GOAL 1
Policy 1:

Preserve prominent landforms, such as the Merriam Mountains, San Marcos Mountains, Cerro de las Posas, Mt. Whitney, Double Peak, Franks Peak, Owen Peak, the canyon areas, and the 100-year floodplain, by conservation and management policies.

Implementing Strategy 1.1: Prepare and implement a Hillside Development Management Program establishing standards for preservation of prominent landforms, including slope/density formulas, erosion and drainage control, and landscaping, and establishing a Hillside Overlay Zone.

Implementing Strategy 1.2: Require hillside review for all proposed projects within the City's Hillside Review Overlay Zone.

Implementing Strategy 1.3: Utilize techniques such as transfer of density, PRD, and open space easements to encourage the preservation of significant natural landforms, such as canyon areas and prominent ridgelines.

Implementing Strategy 1.4: Prohibit the intrusion of highly visible cut and/or fill slopes, building lines and/or road surfaces on hillside areas visible from points within the City.

Implementing Strategy 1.5: Require the incorporation of vegetative screening into any development project, except that when existing heavy brush creates a visual screen between new and existing dwelling units, development projects shall be required to clear the brush and replant for fire safety where necessary.

Implementing Strategy 1.6: Require the irrigation and landscaping of manmade slopes, in order to prevent erosion and to soften the visual appearance of the finished slopes.

Implementing Strategy 1.7: Encourage low intensity development adjacent to the floodplain to preserve vegetation habitats for wildlife, visual resource, and recreational opportunities, and to protect against flooding.

Implementing Strategy 1.8: Within the Specific Plan Areas (SPAs) identified in the Community Plans, require specific plans to provide distinct, identifiable open space corridors through ridgelines and the San Marcos Creek floodplain and watershed.

Policy 2:

Develop and/or update management guidelines for soils, slope instability, landsliding and other geological constraints to development.

Implementing Strategy 2.1: Require the use of appropriate construction techniques recommended by a registered engineer for development proposed in areas where there is a high shrink-swell behavior causing expansive soils.

Implementing Strategy 2.2: Control erosion during construction through proper planning and grading techniques in accordance with City regulations.

Implementing Strategy 2.3: Control long-term erosion by vegetation replanting and the installation of proper drainage control devices, including the use of siltation basins to reduce runoff into San Marcos Creek.

Implementing Strategy 2.4: Require soils having a high or moderate permeability capacity or rate to be left in their natural state, where feasible, to reduce run-off and encourage groundwater conservation.

Implementing Strategy 2.5: Require the revegetation of graded areas, predominantly with native plant species, except in fuel modification zones.

Implementing Strategy 2.6: Require the approval of all septic tanks by the County Department of Environmental Health and by the City of San Marcos, pending on-site tests certified by a qualified engineer.

Implementing Strategy 2.7: Prohibit sewage effluent disposal systems along San Marcos Creek and its tributaries because of the environmental concerns, including groundwater contamination and vegetation and habitat destruction.

Policy 3:

Preserve and enhance significant biological resources for the protection of rare and endangered species and for the maintenance of sensitive habitats.

Implementing Strategy 3.1: Prior to development approval, require a biological assessment performed by a qualified biologist in sensitive habitat and areas where the rare and endangered species are known or reasonably estimated to be present.

Implementing Strategy 3.2: Require a biological survey for development proposed near or adjacent to riparian and wetland habitats.

Implementing Strategy 3.3: Prohibit tree poaching, the needless removal/destruction of mature oaks and sycamores, and the unlawful hunting of wildlife.

Implementing Strategy 3.4: Establish a zoning district overlay for the protection and preservation of RCAs in areas of biological, archaeological and/or geological sensitivity.

Implementing Strategy 3.5: Require buffers or setbacks to prevent adverse impacts to riparian and wetland habitats.

Implementing Strategy 3.6: Conserve plant communities by integrating them into the project design where feasible, and/or implement techniques such as transplanting, seed gathering, and reseeding.

Implementing Strategy 3.7: Preserve sensitive plant species wherever feasible, using transplanting only as a last resort.

Implementing Strategy 3.8: Integrate large tree stands of oaks, sycamores, willows, and/or cottonwoods into project design, where feasible. Where removal cannot be avoided, mature (36"-48") specimen trees at a 1:1 ratio shall be provided as part of the final landscape plan.

Implementing Strategy 3.9: Require new development to preserve and set aside identified, native Southern California grassland habitat as a native preserve.

Implementing Strategy 3.10: Require specific plans for Specific Plan Areas to minimize impacts on biological resources by using methods such as transferring densities and clustering development.

Implementing Strategy 3.11: Consult the California Department of Fish and Game and the HCP prior to the development of any areas determined to support populations of black-tailed gnat catchers. Where feasible, the known habitat of this species shall be preserved. However, in cases where habitat is either highly localized, isolated from other larger blocks of habitat, or marginal as determined by low population densities, off-site mitigation shall be considered. In particular, the assemblage or enhancement of habitat areas shall be considered for greater mitigation effectiveness.

Implementing Strategy 3.12: Require open space preservation as a condition of project approval where feasible and effective to preserve rare or unique plants and wildlife.

Implementing Strategy 3.13: Require open space preservation as a condition of project approval to preserve significant natural features.

Implementing Strategy 3.14: Require open space preservation as a condition of project approval to preserve significant historical and archaeological sites.

Implementing Strategy 3.15: Require the designation of open space within proposed development projects in sensitive or significant natural areas.

GOAL 2
Policy 4:

Develop and implement a Recreation Plan that will specify existing and future active and passive recreational land uses and establish priorities for their development.

Implementing Strategy 4.1: Adopt and implement the standards for recreation areas shown on Table D-8.

Implementing Strategy 4.2: Incorporate equestrian and pedestrian trails, scenic roadways/highways, and a bicycle network into park and open space development.

Implementing Strategy 4.3: Coordinate with the San Marcos School District for public access to school playgrounds.

Implementing Strategy 4.4: Require adequate playground facilities to be constructed in conjunction with new schools.

Implementing Strategy 4.5: Designate the railroad right-of-way as open space, to be used as a linear park if Light Transit is not developed or if a different Light Transit right-of-way is identified.

Implementing Strategy 4.6: Utilize the San Marcos Landfill as a park upon closure of the landfill. If other solid waste management facilities extend the life of the landfill, impose a fee for the provision of other park/open space areas.

GOAL 3
Policy 5:

Preserve archaeological sites through resource management techniques, including site restoration, artifact recovery and site documentation.

Implementing Strategy 5.1: Require archaeological reviews to be performed by qualified archaeologists who are members of the Society of Professional Archaeologists (SOPA) and to include record searches and a thorough field survey.

Implementing Strategy 5.2: Prior to the approval of development projects in areas in which development has not yet occurred, require an archaeological survey. Pending survey results and evaluation of the significance and uniqueness of the site(s), further mitigation measures may be warranted (see Program 5.4).

Implementing Strategy 5.3: Require either the preservation of identified archaeological sites or the professional retrieval and local curation of artifacts prior to the development of a site. The type of preservation should depend upon the nature and significance of the archaeological resource and the practical requirements of the proposed land use, and may include preservation "in situ," site restoration, artifact recovery, site documentation, or other acceptable means. The cost of the mitigation program shall be the responsibility of the project proponent.

Implementing Strategy 5.4: Establish a zoning district or overlay for the protection and preservation of RCAs which have been delineated as areas of biological, archaeological and/or geological sensitivity.

Implementing Strategy 5.5: Require project applicants for planning level approvals (e.g. general plan amendment or zone change) to retain a SOPA-certified archaeologist to complete literature and records research prior to approval of the application. Unless the entire proposed project site has been documented as previously surveyed in a manner which meets the approval of the City, a field survey also shall be required.

Implementing Strategy 5.6: Require project applicants to retain a SOPA-certified archeaologist to perform a limited subsurface test-level investigation and surface collection for all cultural resource sites that have not previously undergone adequate testing.

Implementing Strategy 5.7: If on-site monitoring of grading is required, require project applicants to retain a SOPA-certified archaeologist to be present at the pre-grade conference, to establish procedures for grading, and to be present during grading activities.

Implementing Strategy 5.8: Establish detailed regulations for the evaluation, investigation, monitoring, and preservation/conservation of historical, cultural, and archaeological resources.

Policy 6:

Preserve and/or conserve historic buildings, places, and architectural features.

Implementing Strategy 6.1: Develop and implement a Historic Preservation Ordinance for the preservation of historic structures.

Implementing Strategy 6.2: Support community efforts to register local prehistoric and historic features that meet state and federal historic preservation requirements.

Implementing Strategy 6.3: Establish the feasibility of implementing a local historic registry program; if feasible, develop an implementation program.

Implementing Strategy 6.4: Encourage the preservation of historic structures on their existing sites.

Implementing Strategy 6.5: Prohibit the demolition or removal of a historic structure without an evaluation of the condition of the structure, the costs of rehabilitation, and the feasibility of preservation or conservation alternatives, including relocation and reconstruction.

Implementing Strategy 6.6: Encourage adaptive reuse for historic structures.

GOAL 4
Policy 7:

Permit small-scale agricultural uses which do not burden the City's water supply.

Implementing Strategy 7.1: Permit compatible agricultural uses in conjunction with low density residential land uses.

Implementing Strategy 7.2: Permit intensive agricultural operations within RCAs only upon issuance of a Conditional Use Permit.

Implementing Strategy 7.3: Encourage the use of Williamson Act contracts to preserve agricultural land on appropriate sites.

Implementing Strategy 7.4: Utilize land use planning techniques and regulation to encourage a contiguous urban development pattern, to avoid fragmenting agricultural lands into increments.

Implementing Strategy 7.5: Require buffer areas within Specific Plan Areas to mitigate land use conflicts between proposed residential uses and existing agricultural uses.

Implementing Strategy 7.6: Develop policies to address and encourage the continuance of agricultural uses within the City wherever appropriate and economically feasible.

GOAL 5
Policy 8:

Reduce flood hazards, while protecting environmentally sensitive habitats and visual resources that are dependent upon natural creeks and tributaries.

Implementing Strategy 8.1: Maintain creeks and tributaries in their natural state to the maximum extent possible and promote the use of innovative site design strategies within the floodplain to maintain the natural character of waterways and maximize the use of water as a design feature.

Implementing Strategy 8.2: Encourage low intensity development adjacent to the 100-year floodplain which is sensitive to vegetation habitats for wildlife, preserve its visual resource, recreational opportunities, and provide adequate protection against flooding.

Implementing Strategy 8.3: Promote the design and use of the 100-year floodplain and adjacent land for recreation or open space buffers, where feasible, as part of the flood control improvements.

Policy 9:

Utilize open space to promote the health and safety of the community.

Implementing Strategy 9.1: Require buffers between natural open space areas and development to minimize fire hazards, as described in the Safety Element.

GOAL 6
Policy 10:

Utilize open space to promote orderly development in accordance with the Community Plans of the General Plan.

Implementing Strategy 10.1: Utilize land use planning techniques and regulation to encourage a contiguous urban development pattern, to avoid fragmenting agricultural lands into increments.

Implementing Strategy 10.2: Establish open space buffers between incompatible land uses, in order to minimize impacts such as noise and traffic generated in commercial and industrial areas.

Implementing Strategy 10.3: Require active and passive open space areas in conjunction with development for large undeveloped private land holdings.

Implementing Strategy 10.4: Permit open space easements (corridors) for San Diego Gas & Electric (SDG&E) utilities.

GOAL 7
Policy 11:

Manage and protect existing water bodies, while encouraging the development of new lakes or ponds for recreational and/or functional purposes.

Implementing Strategy 11.1: Establish programs for the protection and management of existing water bodies.

Implementing Strategy 11.2: During the development review process, encourage the use of innovative site design involving the development of lakes and ponds to deter runoff and soil erosion.

Policy 12:

Preserve watershed areas to maintain the health, safety and welfare of residents living adjacent to the City's creeks and tributaries, and to protect habitats that are environmentally sensitive and dependent upon watershed areas.

Implementing Strategy 12.1: Any proposed project which would modify the configuration of the waterways and drainage areas shall be required to submit a report prepared by a qualified hydrologist that will analyze potential effects of the project downstream as well as in the local vicinity, and the floodcarrying characteristics of the stream for development proposed in the 100-year floodplain.

Implementing Strategy 12.2: Require the retention of creeks, streambeds and local drainage areas in their natural state, where feasible.

Implementing Strategy 12.3: Prohibit the discharge of toxic wastes and untreated sewage into the City's water resources.

Policy 13:

Protect the City's limited groundwater supply in order to protect environmentally sensitive areas that are dependent upon groundwater.

Implementing Strategy 13.1: Permit low intensity land uses to use wells where it is not feasible to connect to the community water supply only if it can be proven that an adequate supply of good quality groundwater is available.

Implementing Strategy 13.2: Discourage agricultural uses that could deplete the groundwater supply by the use of wells.

Policy 14:

Manage and conserve domestic water resources by minimizing water usage and waste, in order to ensure an adequate water supply for existing and future residents.

Implementing Strategy 14.1: Require the use of drought-tolerant plants for landscaping and the use of reclaimed water for irrigation where feasible.

Implementing Strategy 14.2: Require residential, commercial, manufacturing and public projects with common green areas to install automatic irrigation systems.

Implementing Strategy 14.3: Require drip irrigation where feasible.

Policy 15:

Ensure an adequate wastewater system for existing and future development.

Implementing Strategy 15.1: Phase construction of sewer and storm drainage improvements as a condition of new development to maintain adequate service standards.

Implementing Strategy 15.2: Approve only those sewage distribution, treatment, and export expansion alternatives which are cost and energy efficient and do not create a health hazard.

Implementing Strategy 15.3: Require wastewater to be recycled and used for irrigation of open space and recreational and agricultural areas to the maximum extent possible.

Implementing Strategy 15.4: Cooperate with neighboring jurisdictions in evaluating the costs and benefits of a full range of alternatives for sewer treatment.

Implementing Strategy 15.5: Adopt a public facilities plan, providing for the phasing and financing of City infrastructure.

Policy 16:

Improve and protect the air quality of the planning area.

Implementing Strategy 16.1: Promote alternative forms of transportation, such as public transit, bicycles, pedestrian walkways, vanpooling, and carpooling, and support the development of a light rail transit system.

Implementing Strategy 16.2: Monitor air pollutants of concern on a regular basis.

Implementing Strategy 16.3: Review proposed projects for potential negative impacts on air quality, and require appropriate mitigation measures.

Implementing Strategy 16.4: Coordinate air quality planning efforts with other local, regional, and state agencies.

GOAL 8
Policy 17:

Encourage energy conservation in order to ensure an adequate energy supply for existing and future residents.

Implementing Strategy 17.1: Encourage the use of passive solar design concepts as a way to reduce energy consumed for summer cooling and winter heating.

Implementing Strategy 17.2: Update City building code standards to require energy conservation in buildings, where feasible.

Implementing Strategy 17.3: Encourage the development and expansion of public transit facilities.

San Marcos GENERAL PLAN

BIOLOGICAL RESOURCES

- RIPARIAN/RIPARIAN WOODLAND • HIGH SENSITIVITY
- GRASSLAND • HIGH SENSITIVITY
- MIXED CHAPARRAL • MODERATE SENSITIVITY
- COASTAL SAGE SCRUB • LOW SENSITIVITY
- RESOURCE CONSERVATION AREA

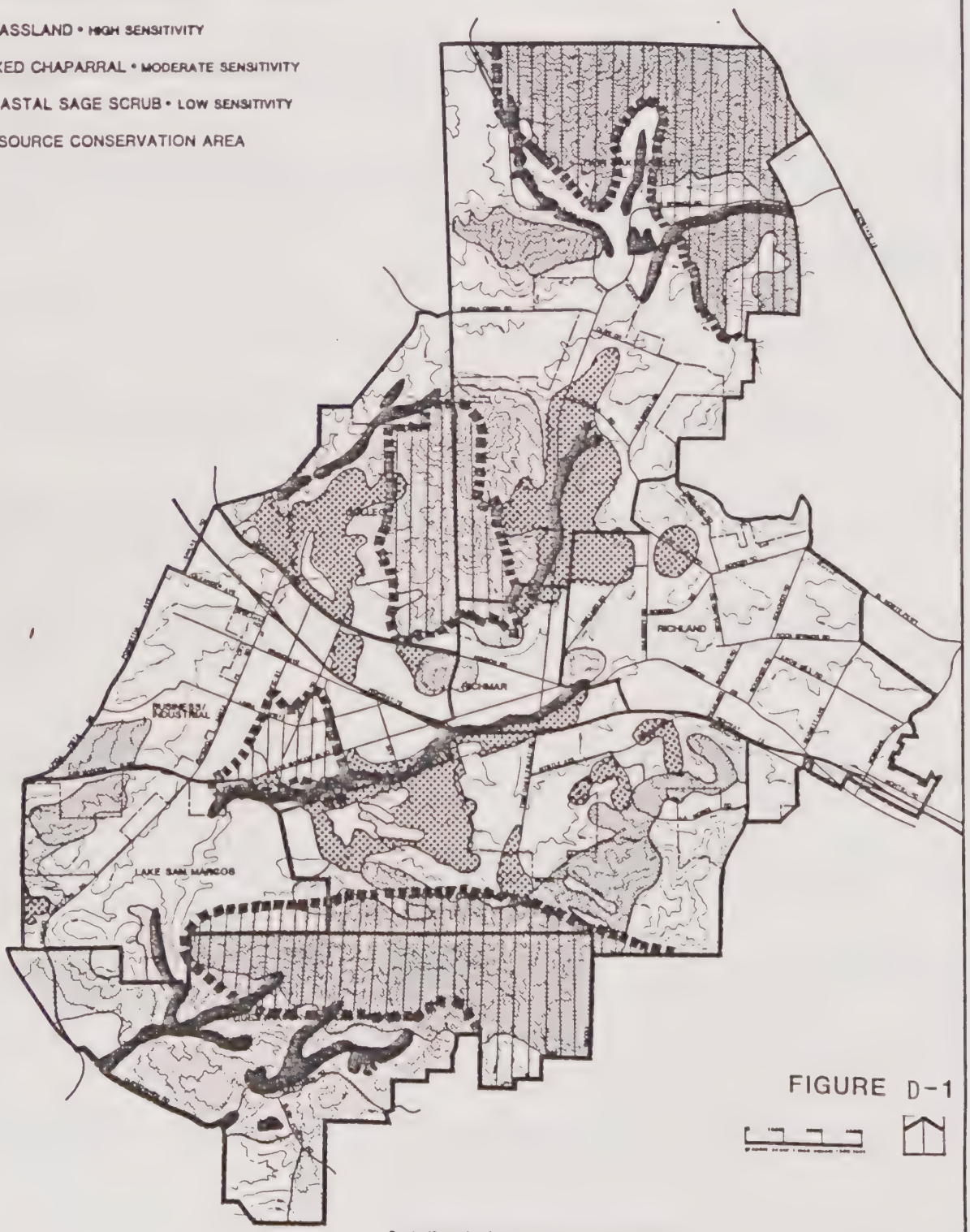


FIGURE D-1

Due to the scale of this exhibit, all features illustrated are approximations of actual location, area, or size. Detailed information should be obtained from the Department of City Planning.

FIGURE D-2

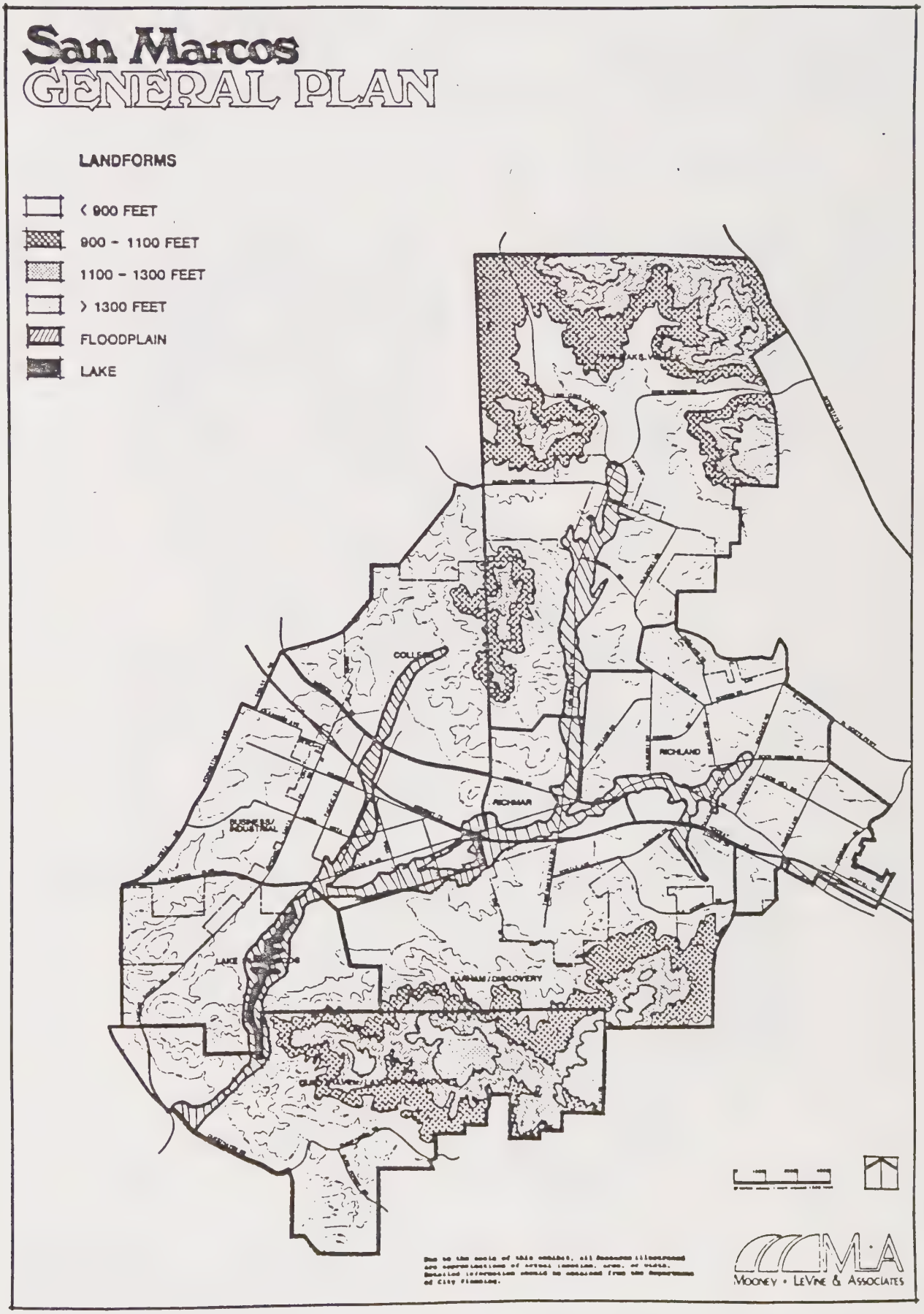
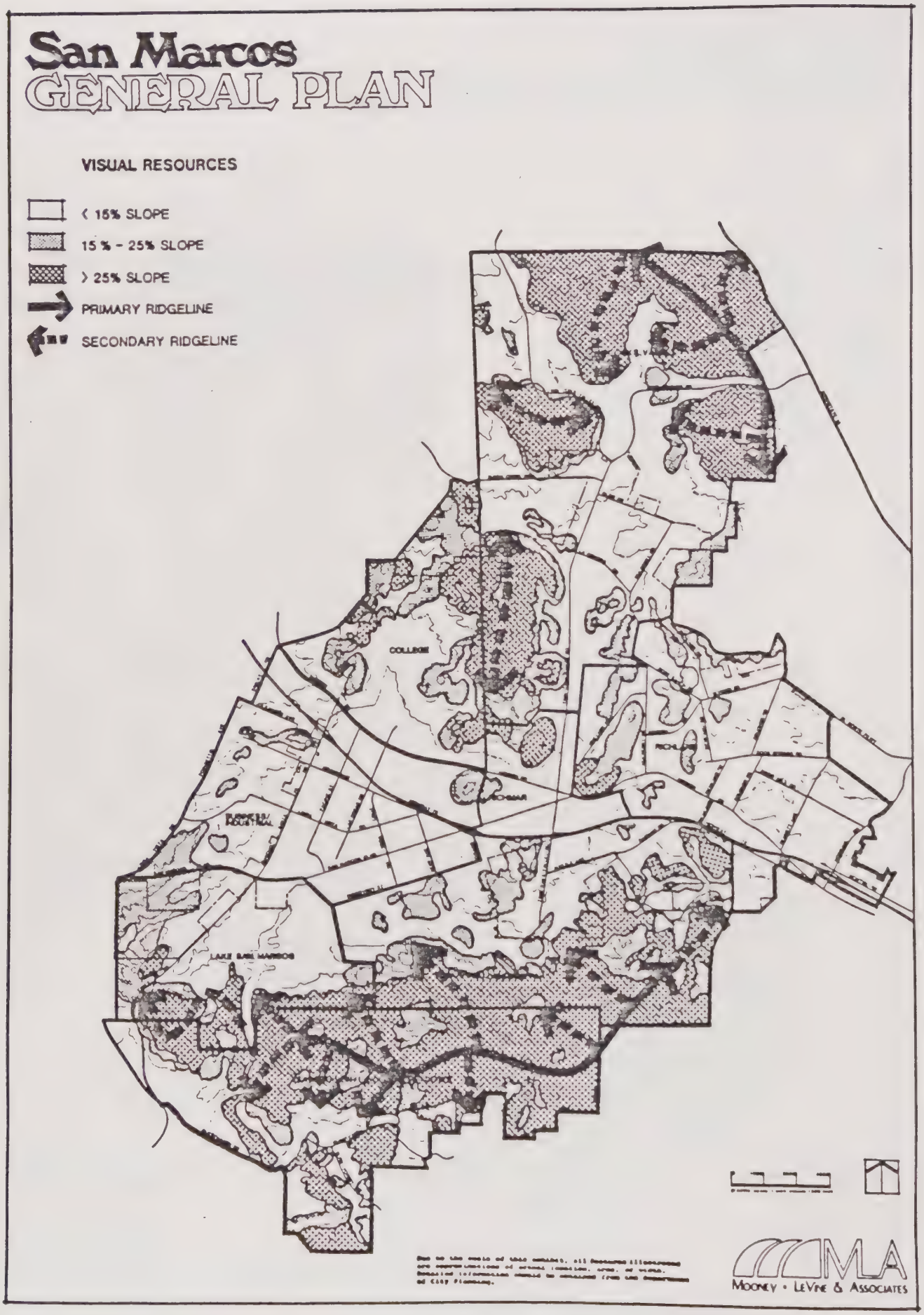

San Marcos
GENERAL PLAN
LANDFORMS
< 900 FEET
900 - 1100 FEET
1100 - 1300 FEET
> 1300 FEET
FLOODPLAIN
LAKE
RICHLAND
RICHMAR
BARHAM / DISCOVERY
MLA
Mooney • LeVine & Associates

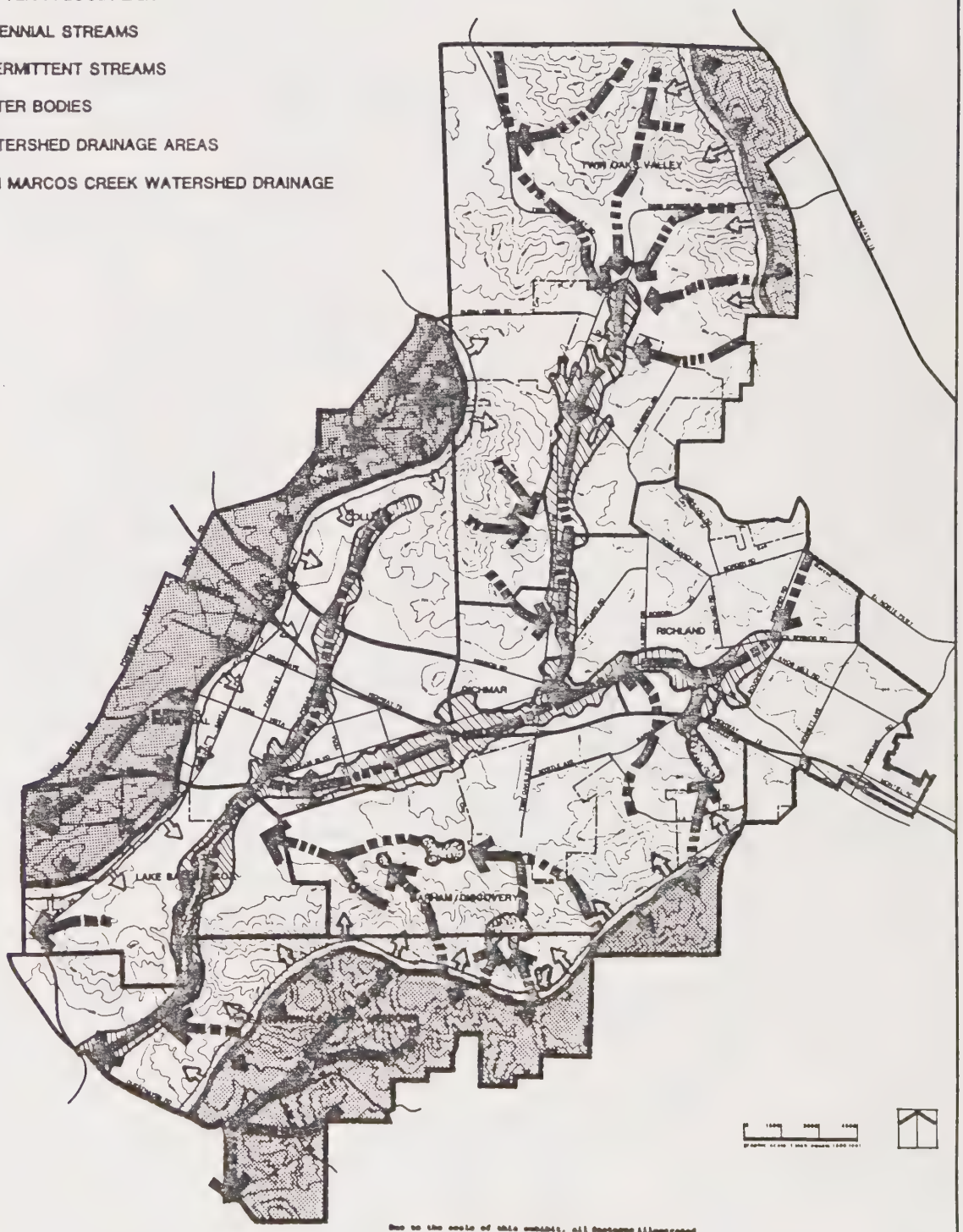
FIGURE D-3


San Marcos
GENERAL PLAN
VISUAL RESOURCES
< 15% SLOPE
15 % - 25% SLOPE
> 25% SLOPE
PRIMARY RIDGELINE
SECONDARY RIDGELINE
COLLEGE
MOUNTAIN
LAKE SAN MARCOS
MLA
MOONEY • LEVINE & ASSOCIATES

San Marcos GENERAL PLAN

WATER RESOURCES

- 100-YEAR FLOODPLAIN
- PERENNIAL STREAMS
- INTERMITTENT STREAMS
- WATER BODIES
- WATERSHED DRAINAGE AREAS
- SAN MARCOS CREEK WATERSHED DRAINAGE



Due to the scale of this exhibit, all features illustrated are approximations of actual location, area, or width. Detailed information should be obtained from the Department of City Planning.

FIGURE D.-4

San Marcos GENERAL PLAN

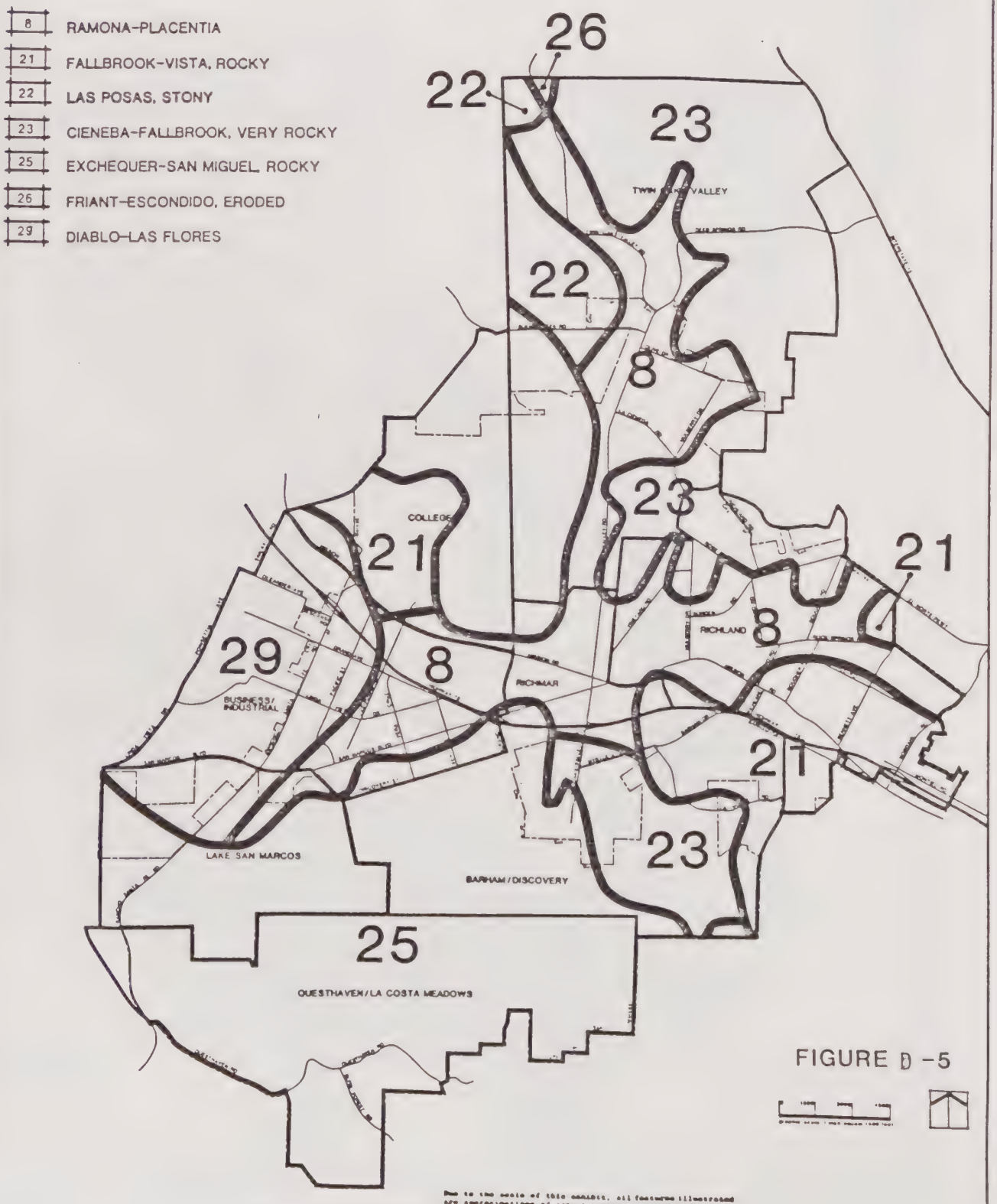


FIGURE D-5

San Marcos GENERAL PLAN

CULTURAL RESOURCES (HISTORICAL SITES)

- HOUSE
- SCHOOL
- CHURCH
- POST OFFICE
- CEMETARY
- COMMUNITY LANDMARK

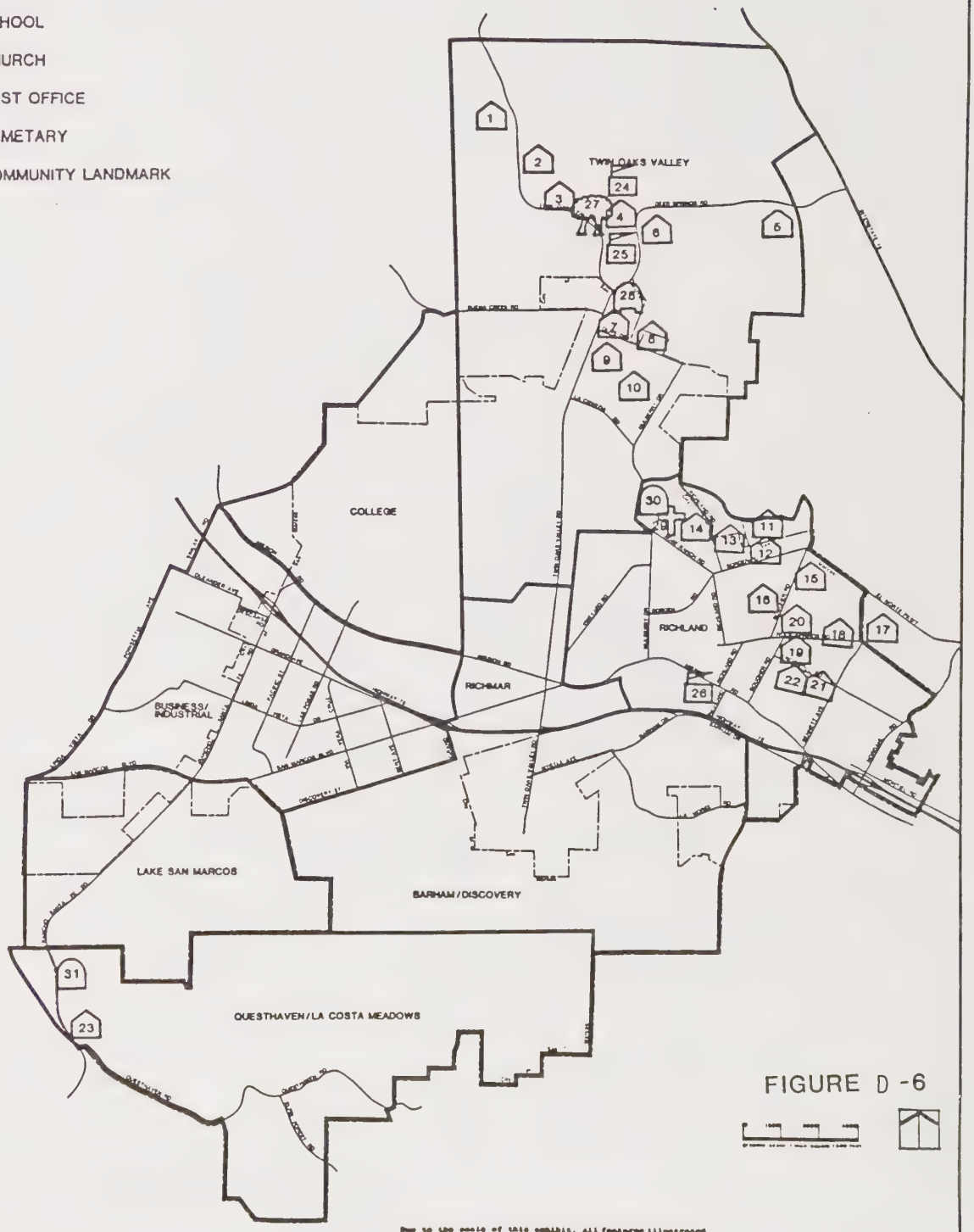


FIGURE D-6

Due to the scale of this exhibit, all features illustrated are representations of actual locations, area, or size. Detailed information should be obtained from the Department of City Planning.

San Marcos GENERAL PLAN

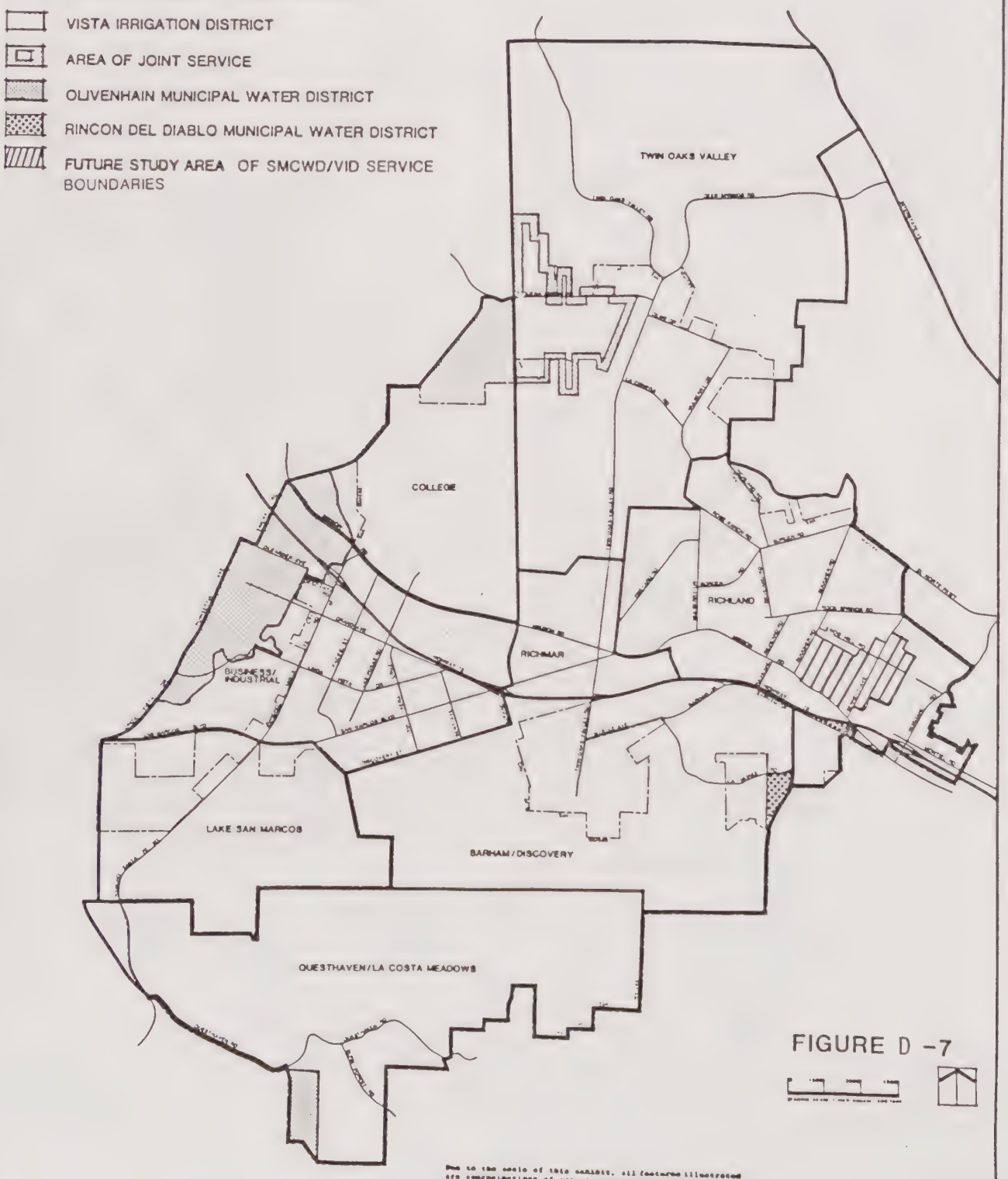


FIGURE D -7

Due to the scale of this exhibit, all features illustrated are approximations of actual location, area, or width. Detailed information should be obtained from the Department of City Planning.

San Marcos GENERAL PLAN

WATER SUPLY SYSTEM FOR IMPORTING WATER TO SOUTHERN CALIFORNIA

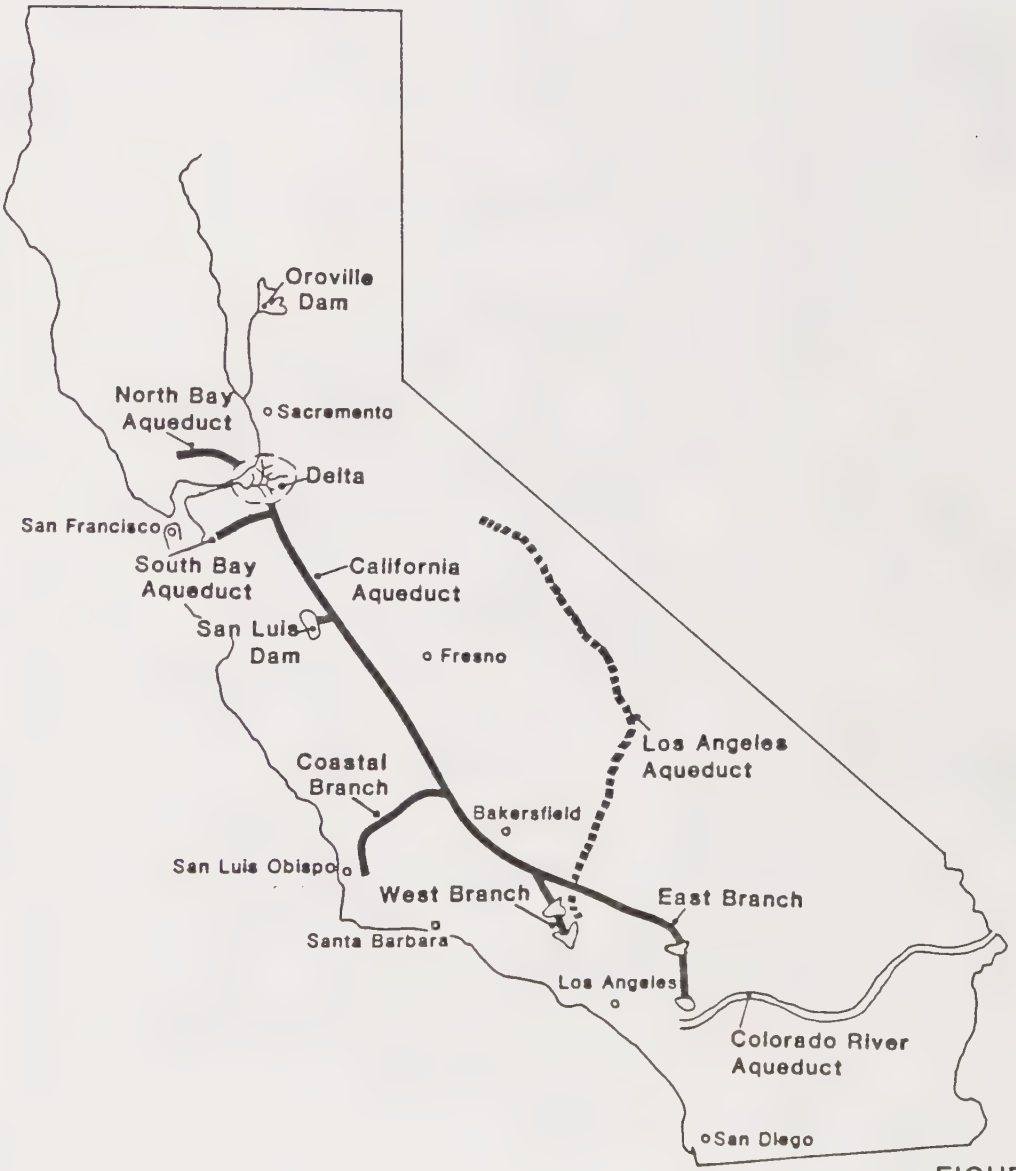


FIGURE D-8

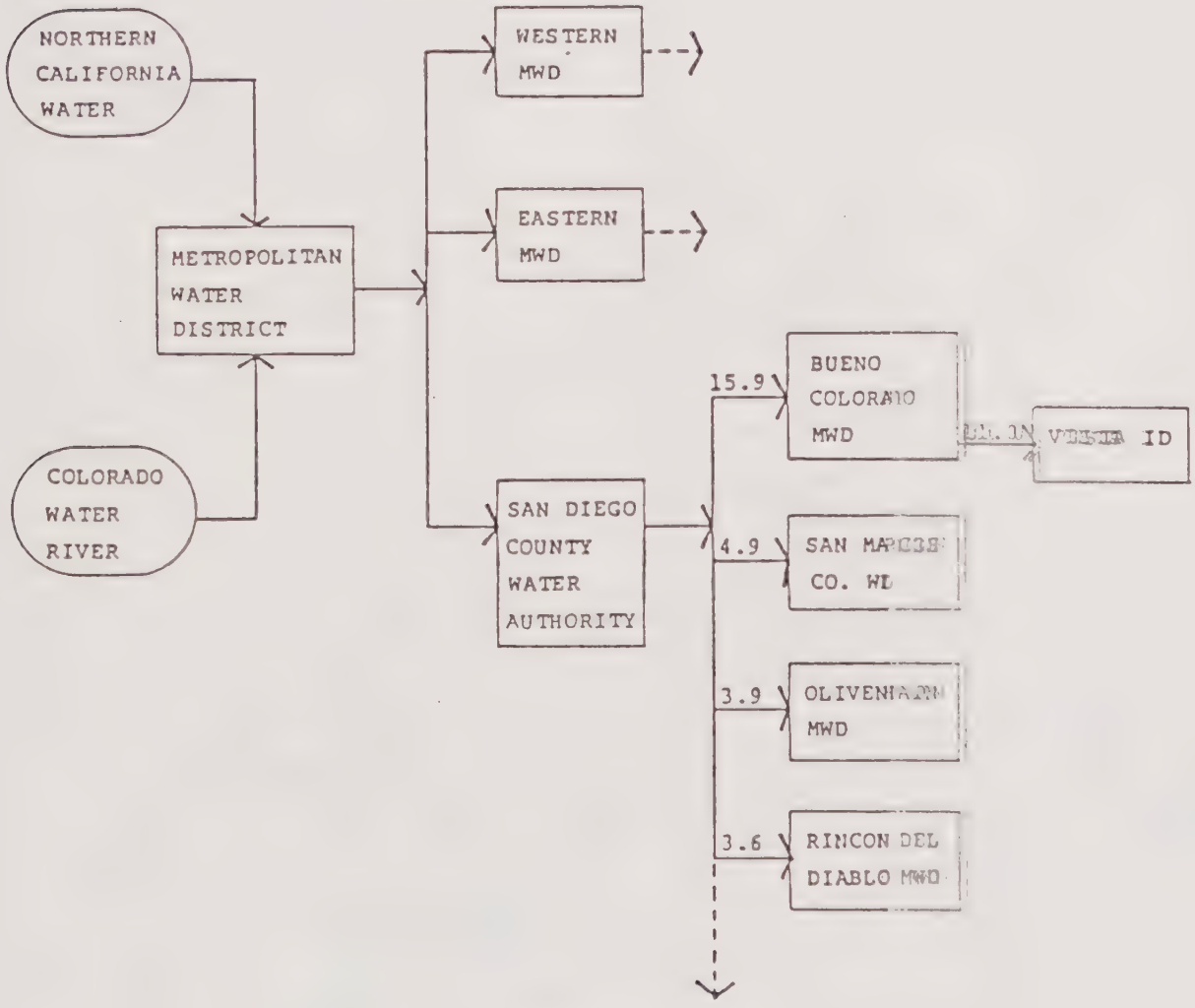
Source: Metropolitan Water District of Southern California, INFO, October, 1979

Not to scale

Due to the scale of this exhibit, all features illustrated are approximations of actual locations, area, or width. Detailed information should be obtained from the Department of City Planning.

FIGURE D-9

SAN DIEGO AREA WATER SUPPLY HIERARCHY
(Million Gallons Per Day)



Source: Water in the San Diego Region, SANDAG, 1980.

San Marcos GENERAL PLAN

OPEN SPACES

Legend

Open Space

Lakes

Ridgeline Preservation/
Open Space

Commuter Rail/
Open Space

San Marcos Creek

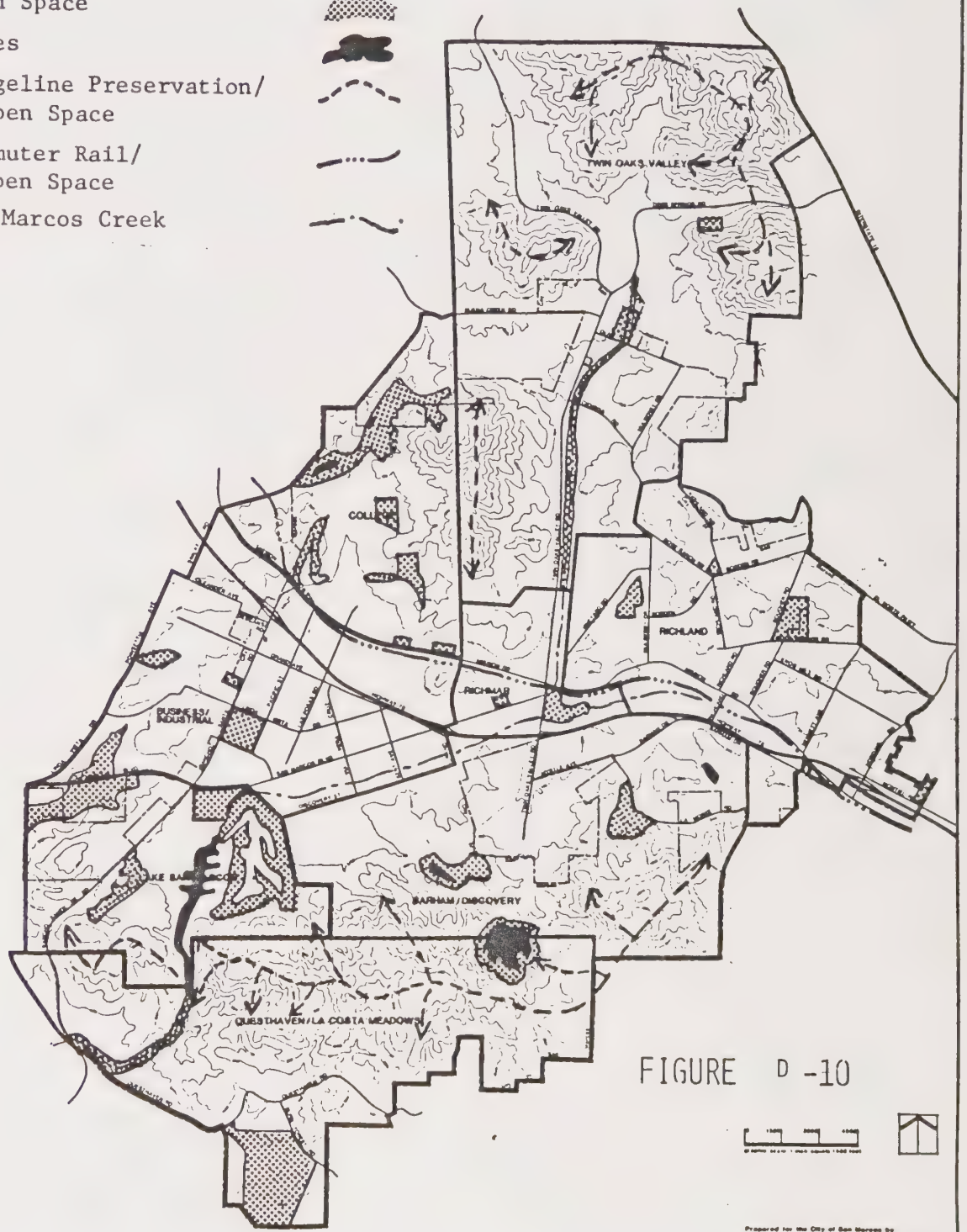


FIGURE D -10

Prepared for the City of San Marcos by
RICKENBEY-LETTYBERN & ASSOCIATES

Table D-1

VEGETATION/HABITAT TYPES IN SAN MARCOS

Type	Acres	% of Total	Characteristics
Mixed Chaparral	3,566	18.6	Dominant Species are Chamise, Scrub Oak, Mission Manzanita, Black Sage and Ramona Ceanothus, forming very dense stands of approximately 1.0m to 3.5m in height and relatively undisturbed.
Coastal Sage Scrub	2,927	15.2	Dominant Species are Flat-top Buckwheat, Coastal Sagebrush and Laurel Sumac, forming an open scrub and ranging in height from 0.6 to 1.5 meters.
Grassland	1,698	8.8	Dominant species are Purple Stipa, Foothill Stipa, Wild Oat, Brome Grasses, and herbaceous perennials such as Lilac Mariposa. Usually solid cover, and from 0.2 to 0.5m in height.
Riparian Woodland	328	1.7	Dominant species are Western Sycamore and Coast Live Oak, forming an open canopy. Common to the riparian habitat are deciduous trees, shrubs, and herbs, restricted to banks of lakes, perennials and intermittent streams and rivers.
Southern Oak Woodland (limited)			In association with Riparian Woodlands. Understory plants include Poison Oak, wild Rye, and California Brickellbush.

Table D-2

RESOURCE CONSERVATION AREAS IN SAN MARCOS

RCA	Acres	Total	Characteristics
Merriam Mountains	1,508	7.9	Archaeology: midden, shell, tools, ceramics; Biology: Mixed Chaparral, Riparian/Riparian Woodland, Golden Eagles' nests; Geology: San Marcos Gabbro; and visual relief.
Owen Peak	809	4.2	Archaeology: scatter of artifacts; Biology: Coastal Sage Scrub; and visual relief.
San Marcos Vernal Pools	275	1.4	Biology: Orcutt's brodiaea, San Diego button celery, prostrate spineflower, San Diego thornmint, and Thread leaved brodiaea.
Mt. Whitney-Double Peak	2,529	13.2	Archaeology: quarry, pictographs, etc.; Biology: Mixed chaparral, Coastal Sage Scrub, Riparian/Riparian Woodland; and, visual relief.

Source: San Diego County Land Use & Planning and Mooney-Lettieri & Associates

TABLE D-3

SAN MARCOS VERNAL POOLS (RCA) PLANT SPECIES LIST

Family	Scientific Name	Common Name
Amaryllidaceae	Bloomeria crocea	Golden Stars
Amaryllidaceae	Brodiaea filifolia	Threadleaf Brodiaea
Amaryllidaceae	Brodiaea jolonensis	Jolon Brodiaea
Amaryllidaceae	Brodiaea orcuttii	Orcutt Brodiaea
Amaryllidaceae	Dichelostemma pulchellum	Wild Hyacinth
Amaryllidaceae	Muilla Maritima	Common Muilla
Apiaceae	Eryngium aristulatum parishii	Coyote Thistle
Apiaceae	Lomatium dasycarpum	Lace Parsnip
Apiaceae	Sanicula bipinnatifida	Purple Sanicle
Asteraceae	Calycadenia tenella	Rosin Weed
Asteraceae	Chaetopappa aurea	Golden Daisy
Asteraceae	Corethrogyne filaginifolia virgata	Sand Aster
Asteraceae	Cotula coronopifolia	Brass Buttons
Asteraceae	Filago gallica	Fluffweed
Asteraceae	Gnaphalium chilense	Cotton-Batting Plant
Asteraceae	Grindelia robusta robusta	Gum Plant
Asteraceae	Hedypnois cretica	Hedypnois
Asteraceae	Hemizonia fasciculata	Golden Tarweed
Asteraceae	Hypochoeris glabra	Smooth Cat's Ear
Asteraceae	Isocoma veneta vernonioides	Isocoma
Asteraceae	Lactuca sativa	Prickly Lettuce
Asteraceae	Lasthenia chrysostoma	Goldfields
Asteraceae	Layia platyglossa campestris	Tidy-Tips
Asteraceae	Microseris linearifolia	Silver Puffs
Asteraceae	Psilocarphus brevissimus	Dwarf Woollyheads
Asteraceae	Stylocline gnaphalioides	Everlasting Nest-Straw
Boraginaceae	Plagiobothrys acanthocarpus	Spinefruited Popcorn
Boraginaceae	Plagiobothrys californicus	Popcorn Flower
Brassicaceae	Brassica geniculata	Perennial Mustard
Brassicaceae	Brassica nigra	Black Mustard
Brassicaceae	Brassica rapa sylvestris	Field Mustard
Brassicaceae	Lepidium lasiocarpum	Peppergrass
Brassicaceae	Lepidium nitidum	Peppergrass
Callitrichaceae	Callitriche lonipedunculata	Water Starwort
Campanulaceae	Downingia cuspidata	Downingia
Caryophyllaceae	Silene gallica	Windmill Pink
Caryophyllaceae	Spergularia bocconii	Sand Spurrey
Chenopodiaceae	Atriplex semibaccata	Australian Saltbush

TABLE D-3 (Cont'd)

SAN MARCOS VERNAL POOLS (RCA) PLANT SPECIES LIST

Family	Scientific Name	Common Name
Convolvulaceae	Calystegia macrostegia arida	Morning-Glory
Convolvulaceae	Convolvulus arvensis	Bindweed
Convolvulaceae	Convolvulus simulans	Clay Bindweed
Crassulaceae	Crassula aquatica	Pigmyweed
Crassulaceae	Crassula erecta	Pigmyweed
Cyperaceae	Eleocharis macrostachya	Spike Rush
Elatinaceae	Elatine brachysperma	Waterwort
Euphorbiaceae	Euphorbia spathulata	Wart Spurge
Fabaceae	Lotus scoparius	Deerweed
Fabaceae	Lupinus bicolor microphyllus	Dwarf Lupine
Fabaceae	Lupinus densiflorus austrocollium	White Lupine
Fabaceae	Lupinus longifolius	Bush Lupine
Fabaceae	Lupinus succulentus	Succulent Lupine
Fabaceae	Melilotus albus	White Sweet Clover
Fabaceae	Melilotus indicus	Yellow Sweet Clover
Fabaceae	Trifolium amplectens	Bladder Clover
Fabaceae	Trifolium microcephalum	Maiden Clover
Gentianaceae	Centaurium venustum	Canchalagua
Geraniaceae	Erodium botrys	Long-Beaked Filaree
Geraniaceae	Erodium moschatum	Filaree
Geraniaceae	Erodium obtusiplicatum	Long-Beaked Filaree
Iridaceae	Sisyrinchium bellum	Blue-Eyed Grass
Isoetaceae	Isoetes orcuttii	Quillwort
Juncaceae	Juncus bufonius	Toad Rush
Juncaceae	Juncus dubius	Mariposa Rush
Lamiaceae	Acanthomintha ilicifolia	Thornmint
Liliaceae	Calochortus splendens	Lilac Mariposa Lily
Liliaceae	Chlorogalum parviflorum	Soap Lily
Lythraceae	Lythrum hyssopifolia	Loosestrife
Marsileaceae	Pilularia americana	American Pillwort
Onagraceae	Clarkia purpurea quadrivulnera	Farewell-To-Spring
Onagraceae	Gaura sinuata	Butterfly Weed
Plantaginaceae	Plantago bigelovii californica	Alkali Plantain
Plantaginaceae	Plantago erecta erecta	California Plantain
Plantaginaceae	Plantago pusilla	Plantain
Poaceae	Avena barbata	Slender Wild Oat
Poaceae	Avena fatua	Wild Oat
Poaceae	Bromus diandrus	Ripgut Grass
Poaceae	Bromus mollis	Soft Chess
Poaceae	Bromus rubens	Foxtail Chess
Poaceae	Deschampsia danthonioides gracilis	Slender Hair Grass
Poaceae	Festuca megalura	Foxtail Fescue
Poaceae	Gastridium ventricosum	Nitgrass
Poaceae	Hordeum murinum leporinum	Foxtail Barley
Poaceae	Lolium perenne multiflorum	Italian Rye Grass

TABLE D-3 (Cont'd)

SAN MARCOS VERNAL POOLS (RCA) PLANT SPECIES LIST

Family	Scientific Name	Common Name
Poaceae	Phalaris paradoxa praemorsa	Canary Grass
Poaceae	Polypogon monspeliensis	Rabbitfoot Grass
Poaceae	Stipa pulchra	Purple Stipa
Polemoniaceae	Navarretia fossalis	Navarretia
Polygonaceae	Rumex crispus	Curly Dock
Primulaceae	Anagallis minimus	Chaffweed
Scrophulariaceae	Orthocarpus densiflorus gracilis	Owl's Clover
Scrophulariaceae	Veronica peregrina xalapensis	Veronica
Typhaceae	Typha latifolia	Cattail

Addendum:

Amaryllidaceae Brodiaea sp. (undescribed) San Marcos Brodiaea (polyploid hybrid--possibly between B. filifolia & B. jolonensis)

Source: Palomar College, Biology Department

TABLE D -4

ANIMAL SPECIES AND THEIR CHARACTERISTICS

ANIMALS	COASTAL SAGE SCRUB	GRASSLAND	MIXED CHAPARRAL	RIPARIAN/RIPARIAN WOODLAND AND FRESHWATER MARSH
BIRDS	Ep black-tailed gnat-catcher California quail roadrunner common flicker scrub jay red-tailed hawk California thrasher several species of warblers several species of sparrows several species of wrens	Bl grasshopper sparrow S turkey vulture S black-shouldered kite S red-shouldered hawk S,P golden eagle S northern harrier S American kestrel S burrowing owl	S,P golden eagle California quail roadrunner common flicker scrub jay red-tailed hawk California thrasher several species of warblers several species of sparrows several species of wrens	S,P golden eagle rufous hummingbird great horned owl bushtit rufous-sided towhee * several species of raptors several species of sparrows several species of warblers
MAMMALS	mule deer coyote bobcat gray fox striped skunk wood rat several species of rabbits several species of mice	ground squirrels coyote bobcat several species of mice	mule deer coyote bobcat gray fox striped skunk wood rat several species of rabbits several species of mice	mule deer coyote bobcat gray fox opossum striped skunk wood rat various species of bats
REPTILES	Ep orange-throated whiptail lizard coast horned lizard southern alligator lizard western fence lizard gopher snake western rattlesnake	coast horned lizard side-blotched lizard western fence lizard striped racer rattlesnake	coast horned lizard southern alligator lizard western fence lizard gopher snake western rattlesnake	southern alligator lizard western fence lizard striped racer gopher snake
AMPHIBIANS				Pacific tree frog western toad

Ep = a potential candidate for the endangered species list by the U.S. Fish and Wildlife Service
Bl = Blue-listed at the national level
P = protected by the State of California
S = Considered sensitive on lists of local, state and/or national governments, and/or on lists of private biological organizations such as the Audubon society
* = some species may be considered sensitive

Source: Mooney-LaVine and Associates

TABLE D -5

GENERAL SOILS ASSOCIATION OF SAN MARCOS

8. Ramona - Placentia Association

A well drained to moderately well drained sandy loam that has a subsoil of sandy clay over granite alluvium; generally occurs up to 15 percent slope; has a moderate to high shrink-swell behavior; poses severe limitations to septic tank usage; has a slow to very slow runoff permeability; and is highly erosive.

21. Fallbrook - Vista Association

A well drained sandy loam and coarse sandy loam that has a subsoil of sandy clay loam and sandy loam over decomposed granidiorite; generally occurs between 9 and 30 percent slope; has a low to moderate shrink-swell behavior; poses severe limitations to septic tank usage; has a slow runoff permeability; and is highly erosive.

22. Las Posas Association, stony

Well-drained stony fine sandy loams that have a clay subsoil over decomposed gabbro; 9 to 65 percent slope; has a high shrink-swell behavior; poses severe limitations to septic tank usage; has a moderately slow permeability; and is moderate to highly erosive.

23. Cieneba - Fallbrook Association, very rocky

An excessively drained to well drained coarse sandy loam and sandy loam that has a subsoil of sandy clay loam over decomposed granidiorite; generally occurs between 9 and 75 percent slope; has a low to moderate shrink-swell behavior; poses severe limitations to septic tank usage; has a moderate to slow runoff permeability; and is highly erosive.

25. Exchequer - San Miguel Association, rocky

A rocky well drained silt loam over metavolcanic rock; generally occurs between 30 percent and 70 percent slope; has a low shrink-swell behavior; poses severe limitations to septic tank usage; has a very slow runoff permeability; and is highly erosive.

26. Friant - Escondido Association, eroded

A well drained sandy loam and very fine sandy loam over metasedimentary rock; generally occurs between 30 and 70 percent slope; has a low shrink-swell behavior; poses severe limitations to septic tank usage; has a slow to very slow runoff permeability; and is highly erosive.

29. Diablo - Las Flores Association

A well drained clay and moderately well drained loamy fine sands that have a subsoil of sandy clay; 9 to 30 percent slopes; has a high shrink-swell behavior; poses severe limitations to septic tank usage; has a slow to very slow runoff permeability; and is moderately erosive.

Source: Soil Survey: San Diego Area, California by USDA Soil Conservation and Forest Service, December 1973.

Table D-6

SHRINK-SWELL BEHAVIOR

Low	Moderate	High
Vista	Ramona	Placentia
Cieneba	Fallbrook	Exchequer
Fallbrook	San Miguel	Friant-Escondido
Diablo-Los Flores		

Factors Affecting Shrink-Swell Potential

Shrink-Swell Potential	Low	Moderate	High
Amount of clay and Predominate clay mineral	0-18% Clay and any Clay mineral or 0-35 % Kaolinitic clay	18-35% mixed or montmorril-lonitic clays	35% Mixed or montmorril-lonitic clays

Source: Soil Survey: San Diego Area, California by USDA Soil Conservation and Forest Service, December 1973.

Table D-7. PUBLIC PARKLANDS

Neighborhood/Community Park	Park	Acreage	Status	Use
Business/Industrial	Linda Vista Park	11.00 acres 23.00	Developed Proposed Expansion	Sports, picnic, General Exercise
Barham/Discovery	West Park with Lake East Park	50.00 acres 57.00 acres	Proposed Proposed	
Richmar Neighborhood Program	Red Barn Community Center	4.00 acres	Developed	Indoor Rec.
	Centennial Lake	15.00 acres	Proposed	
Twin Oaks Valley	Walnut Grove	20.00 acres	10 Partly Developed Proposed Expansion	Equestrian, Picnic Special Events
Richland	Woodland Park Optimist Park	11.00 acres .25 acres .75 acres	Developed Grass Grass	Pool and Picnic Picnic Picnic
Total:		192.00 acres		

Source: San Marcos Department of Recreation

Table D-8

STANDARDS FOR RECREATION AREAS

Type of Area	Acres per 1000 Pop	Size of Site	Radius of Area Served	Service Area
Playlots	*	2500 s.f. to 1 acre	500-2500	Subneighborhood
Vest Pocket Parks	*	2500 s.f. to 1 acre	500-2500	Subneighborhood
Neighborhood Parks	3	Min. 5 ac. up to 20 acres	2000-10,000	1/4-1/2 mile
District Parks	3	20-100 acres	10,000-50,000	1/2-3 miles
Large Urban Parks	5.0	100+ acres	one for ea. 50,000	Within 1/2 hr driving time
Regional Parks	20.0	250+ acres	metro areas	Within 1 hr driving time

Source: Recreation Planning and Design by Seymour M. Gold

Table D-9

SCHOOL PLAYGROUNDS

Neighborhood/Community	School	Acreage	Status
Richmar	San Marcos Elementary	3.68	Developed
Richland	Woodland Elementary	4.92	Developed
Business/Industrial	Alvin Dunn Elementary	4.40	Developed
Richland	Richland Elementary	4.5	Developed
Business/Industrial	Elementary		Proposed
College Area	Elementary		Proposed
College Area	San Marcos Jr. High	8.0	Developed
Barham/Discovery	Jr. High School		Proposed
Lake San Marcos	San Marcos High School	20.0	Developed
Twin Oaks Valley	New Horizons High School	1.0	Developed
Richland	High School		Proposed
Twin Oaks	High School		Proposed
College	Palomar College	11.65	Developed
Total:		58.15	

Source: San Marcos School District

Table D-10

HISTORIC STRUCTURES IN SAN MARCOS

	Houses	Year
1.	Cochems	1902
2.	Harrison	1946
3.	Eggleton	1900
4.	Merriam	1904
5.	Uhland	1886
6.	La Mesita	1889
7.	Uhland	1902
8.	Tracy	1900
9.	Cook	1888
10.	Curtis Cox	1888
11.	Hartshorn	1885
12.	Risdon	1895
13.	Bordon	1895
14.	Bucher/Grangetto	1895
15.	Fulton	1883
16.	Jacobs	1885
17.	White	1891
18.	Hartshorn	1895
19.	Johnston	1885
20.	Hartshorn	1888
21.	Gall	1895
22.	Morgan	1895
23.	Ortega	----
	Schools	
24.	Merriam Elementary School	1882
25.	Twin Oaks Elementary School	1891
26.	Richland Elementary School	1889
	Landmark	
27.	Community Landmark (Twin Oaks)	1875
	Other Structures	
28.	Post Office	1889
29.	Methodist Church	1887
30.	Cemetery	1894
31.	Cemetery	----

Source: San Marcos Historic Society

TABLE D-11

NATIONAL REGISTERED CRITERIA

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling and association and:

(1) That are associated with events that have made a significant contribution to the broad patterns of our history; or

(2) That are associated with the lives of persons significant in our past; or

(3) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(4) That have yielded, or may be likely to yield, information important in prehistory or history.

Source: Title 36, Code of Federal Regulations, Part 800.10 National Register Criteria.

TABLE D-12

ESTIMATED ANNUAL WATER APPLICATION TO
IRRIGATED CROPS IN SAN DIEGO COUNTY

CROP	ANNUAL WATER APPLICATION ACRE-FEET PER ACRE	IRRIGATION SYSTEM
Citrus	1 1/2 - 2	Drip
	1 1/2 - 3	Sprinkler
Tomatoes	2 - 3	Drip
	2 1/2 - 4	Furrow
Avocado	2 - 3	Drip
	3 - 4	Sprinkler
Nursery	3 - 4	
Greenhouse Crops	3 - 5	
Irrigated Pasture	4 - 5	

Source: "Agricultural Water Conservation Handbook for the San Diego Region", SANDAG, 1981.

Table D-13

TOTAL WATER PRODUCTION*

OF MEMBER AGENCIES

YEAR	Domestic (af/year)	Agricultural (af/year)	Total (af/year)	Authority Supply (Total Less 3,000 of Local)
1975	254,185	93,968	378,153	348,153
1980	349,510	111,700	461,170	431,170
1985	392,080	128,050	520,130	490,130
1990	435,110	139,050	574,160	544,160
1995	474,725	146,900	621,625	591,625
2000	514,075	153,600	667,675	637,675

Water production is all water used by consumers from all sources, local and imported.

Source: Water in the San Diego Region, 1980 by SANDAG.

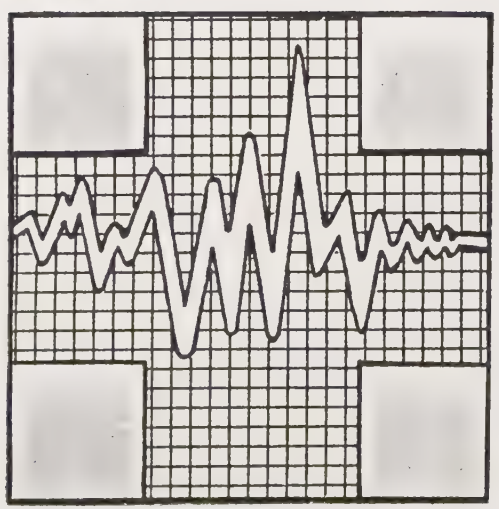
TABLE D-14

AMBIENT AIR QUALITY
ESCONDIDO MONITORING STATION

POLLUTANT	NUMBER OF DAYS EXCEEDING STANDARD 1981	1982	1983	1984	1985
OZONE					
1-HR _ 0.10 ppm*	52	47	60	57	43
1-HR _ 0.12 ppm*	13	14	18	11	12
1-HR _ 0.20 ppm*	0	1	2	2	0
Max. 1-HR (ppm)*	0.19	0.22	0.20	0.24	0.17
CARBON MONOXIDE					
1-HR _ 20 ppm*	0	0	0	0	0
8-HR _ 9 ppm*	1	1	0	0	1
Max. 1-HR (ppm)*	15.	15.	14.	16.	16.
Max. 8-HR (ppm)*	11.3	10.3	8.9	7.6	9.8
NITROGEN DIOXIDE					
1-HR - 0.25 ppm*	0	0	0	0	0
Max. 1-HR (ppm)*	0.17	0.18	0.17	0.14	0.14
TOTAL SUSPENDED PARTICULATES					
24-HR _ 100 ug/m3**	13/56	2/52	4/61	6/62	7/57
24-HR _ 260 ug/m3**	0/56	0/52	0/61	0/62	0/57
Max. 24-HR (ug/m)**	122.	127.	147.	142.	120.

* ppm = parts per million
** ug/m = micrograms per cubic meter

Source: California Air Resources Board
Summary of Air Quality Data, Escondido, California, 1981-1985



SAFETY

E. PUBLIC HEALTH, SAFETY, AND SEISMIC SAFETY ELEMENT

PURPOSE

The objective of the Safety Element is to reduce loss of life, injuries and damage to property resultng from natural and man induced causes. The Safety Element addresses potential hazards to the community and the agencies and facilities established to protect the community from these hazards.

The Element is designed to identify areas where private and public land use decisions need to be responsive to potentially hazardous areas. It further serves to inform the citizens, private interest groups and public agencies of the City's safety policies, including permitted land uses, how and where to build public facilities, and what type of emergency and public health services should be provided.

1.0 SEISMIC AND GEOLOGIC SAFETY

Table E-1 lists recommended geotechnical studies for various land uses. Figure E-1 shows geotechnical conditions in the City.

1.1 Seismicity

There are no known faults in San Marcos. The closest major active faults, and therefore the most likely to affect San Marcos with ground shaking, are the Elsinore fault, located approximately 15 miles to the northeast, and the Coronado Banks fault, located offshore approximately 25 miles to the southwest. In addition, the Rose Canyon fault, a potentially active fault, is located approximately 8 miles west of San Marcos. A major earthquake along one of these faults, or in the San Jacinto fault zone located about 42 miles northeast of San Marcos, could cause significant shaking in San Marcos and possibly cause damage to poorly-designed structures.

1.2 Liquefaction and Settlement

Other seismically related hazards include liquefaction of loose alluvial and colluvial soils and seismically induced or dynamic settlement, which is related to liquefaction (see Figure E-1). The potential for liquefaction and settlement is most pro- nounced in the alluvial soils along San Marcos Creek and its trib- utaries.

1.3 Landslides and Slope Instability

Landsliding and slope instability in San Marcos are caused by ancient landslide, bedding plane faults, and weak claystone and siltsone beds associated with Eocene sedimentary rocks. Known and/or suspected ancient landslides exist in the western portion of the Business/Industrial Community (see Figure E-1). Landslides are believed to have occurred along weak points in the underlying rock under saturated conditions. Areas which are known to be prone to slope instability in hillside areas are located mostly in the Business/Industrial and Lake San Marcos Communities, with scattered sites in the College, Barham/Discovery and Questhaven/La Costa Meadows Communities.

Because San Marcos is not located near any major active fault, the potential for landslides caused by earthquakes is considered to be very low.

2.0 FLOOD CONSTRAINTS

Figure D-4, in the Conservation Element shows floodplains and other water resources.

Flooding in San Marcos could result from any of the following conditions, or a combination of several of them: heavy or prolonged precipitation; collapse or leakage of a dam; and a degraded watershed or drainage system.

There is some channelization of floodways in the City. A specific plan has been approved which will include a concrete channel in the Richmar Neighborhood, Business/Industrial District and Richland Neighborhood. The City has several proposed projects that include either concrete and/or environmental channelization along San Marcos Creek, which will affect other planning areas.

The San Marcos County Water District's earth dam and open reservoir (South Lake), located in the communities of Barham/Discovery and Questhaven/La Costa Meadows, has a capacity of approximately 73.3 million gallons. The District has not had any complications with the dam or reservoir, but an inundation study concluded that failure of these facilities would cause extensive flooding in the communities of Barham/Discovery and Lake San Marcos and Business/Industrial District. (San Marcos County Water District, Inundation Map of San Marcos Dam 843, 1974). In addition, the failure of Lake San Marcos Dam, which is not under the jurisdiction of San Marcos County Water District, would also cause extensive flooding in the Questhaven/La Costa Meadows Area.

San Marcos has potential flooding hazards in areas where watershed or drainage systems have been altered by natural or man-made causes. One of the most serious watershed management problems arises from fires that remove thick underbrush and chaparral, stripping the moisture-retaining ground cover from the soil. Increased runoff from barren slopes results in soil erosion that flows into the San Marcos Creek and its tributaries.

The City has adopted the San Marcos Emergency Plan, prepared by San Diego County Office of Disaster Preparedness and incorporated herein by reference. The Emergency Plan, which is available from the City Building Division, designates the responsibilities of local personnel in the event of an emergency resulting from flooding. In addition, the City has adopted a Safety Overlay Zone, which applies to floodplains and land through which the preservation of an easement is necessary to provide improved flood channels and/or underground facilities, which could endanger the public's health, safety and welfare.

3.0 FIRE PROTECTION

The San Marcos Fire Protection District provides fire protection and a multitude of other services (responses to vehicle accidents, public assistance calls, water removal, snake removal, and assistance to other fire agencies) to a 30 square mile area. The District currently operates two fire stations. Station 1 is located at 333 Firebird Lane and Station 2 is at 1250 South Rancho Santa Fe Road. Response times to all portions of the City vary between 1 and 15 minutes.

The San Marcos Fire Protection District requires a minimum fire flow of 2500 gallons of water per minute for commercial and industrial developments. Residential developments vary from 500 to 2500 gallons of water per minute. Both require a duration of three hours storage in addition to their average daily demand. This has an effect on the San Marcos County Water District Master Plan and on other agencies and is important for overall demand, i.e., fire flow and average daily demand and duration.

The fulltime members of the suppression force of the department consist of one chief, one deputy chief, six captains, one fire marshal, one fire inspector, and eight firefighters. The fulltime members are supplemented by thirty-five paid/call (volunteer) personnel. The paid/call force consists of a first assistant chief, second assistant chief, three division leaders, and thirty firefighters.

The Fire District's present firefighter ratio is .79 per 1,000 population on a 30,000 district-wide population estimate.

Nationally recognized and district-adopted standards are 1.09 firefighters per 1,000. This shows a current manpower deficiency factor of .30 firefighters per 1,000 population which is equivalent to nine firefighters. Included in these figures is the continued utilization of the paid/call (volunteer) staff for emergency responses.

Currently there are two personnel in the Fire Prevention Bureau. As population and development increases in all neighborhoods, demand for services will increase for both fire suppression and prevention personnel.

There is a direct correlation between the increases in population due to residential and industrial growth and the demand for fire department provided services. Presently the district averages 80 calls per 1,000 people (30,000 district population).

PERCENTAGE OF ACTIVITY BASED ON
NEIGHBORHOOD PLAN AREAS

INCIDENT RESPONSE SUMMARY
7/1/86 to 4/30/87

NEIGHBORHOOD PLAN AREA	% OF SERVICES PROVIDED
RICHLAND	24.0
BUSINESS/INDUSTRIAL	19.5
LAKE SAN MARCOS	13.6
RICHMAR	10.6
BARHAM/DISCOVERY	8.7
TWIN OAKS VALLEY	4.8
COLLEGE	2.4
QUESTHAVEN/LA COSTA MEADOWS	1.4
COUNTY AREAS	15.0
	100.0%

The communities of Twin Oaks Valley and Questhaven/La Costa Meadows and Barham/Discovery are fire hazard areas because they are surrounded by natural brushland. Any designated open space area with natural vegetation left intact will have an adverse impact on fire protection measures and public safety (minimum clearance and fire retardant structures can mitigate these developments).

The following is a 20-year projection for future station sites:

1. Richmar Neighborhood Plan Area (Existing)
   333 Firebird Lane
   Cross Street - Richmar

2. Lake San Marcos Neighborhood Plan Area (Existing)
   1250 S. Rancho Santa Fe Road
   Cross Street - Camino Del Arroyo

3. Richland Neighborhood Plan Area (Projected 1988-1990)
   Bougher Road
   Cross Street - Knob Hill Road

4. College Community Plan Area (Projected 1990-1995)
   Las Posas Road
   Cross Street - Borden Road

5. Twin Oaks Valley Community Plan Area (Projected 1996-2006)
   North Twin Oaks Valley Road (District owned site)
   Cross Street - Olive

6. Questhaven/La Costa Meadows Community Plan Area (Projected 1999-2006)
   Attebury Road
   Cross Street - South Twin Oaks Valley Road

The District can provide only two firefighters on duty daily at each fire station, and this level of service does not meet the fire defense capability guidelines of the Fire Insurance Service Office or the goals as established by District Resolution #80-17, "Fire Resources and Fire Risk". The District is currently providing the maximum level of service possible given existing financial limitations.

The ability to mitigate the above mentioned issues is dependent upon funding limitations and/or the acceptance and implementation of additional built-in fire protection measures, i.e., fire sprinklers, fire retardant construction, etc.

The Fire District does not provide paramedic service; however, it does provide first responder emergency medical service at an EMT-1 and/or First Aid level.

Automatic Aid between agencies means that criteria is set up between departments to respond on <u>initial</u> dispatches into each other's area, in pre-designated emergencies, and not requested as Mutual Aid.

Mutual Aid is when, in a case of extreme emergency where the Fire District has depleted its own resources and those of its Automatic Aid agencies, it is able to first request assistance from other agencies within its zone. If the incident continues to escalate, it is then able to go outside its zone and request assistance from other agencies state-wide.

4.0 POLICE PROTECTION

San Marcos' annual crime rate of 27 crimes per 1,000 is less than the average for North County cities of 43.5 crimes per 1,000 people. Petty thefts and incidents of vandalism or malicious mischief are the most reported crimes in San Marcos. Residential burglary is the second most reported crime. Residential burglaries and reports of vandalism occur more frequently in the Richland Neighborhood, while the majority of petty thefts occur in the College Area and Richmar Neighborhood.

Police protection is provided by the San Diego County Sheriff's Department. The Vista Sheriff's station serves as the base for most deputies working in the planning area. According to the San Diego Association of Governments (SANDAG), the desired service ratio in San Marcos is one police officer per 1,000 residents (1:1,000). The current ratio of deputies to San Marcos residents is 1 to 1,666. In 1984, the average response time for priority calls was 7.3 minutes.

Seventy-five Neighborhood Watch groups actively participate in the Sherrif's Crime Prevention Program.

5.0 AIRCRAFT HAZARDS

SANDAG, formerly known as the Comprehensive Planning Organization of the San Diego region, has been designated as the region's Airport Land Use Commission. Its study, Comprehensive Land Use Plan: Palomar Airport (1974), indicated that the City of San Marcos, which is approximately four miles east of the airport, is not in the airport's Accident Potential zones.

According to the National Transportation Safety Board, in the past ten years there were a total of six airplane crashes in the City of San Marcos. In general, the flights were of non-commercial use, and the accidents were due to improper on-flight decisions. (R.W. Severson, Airport Manager, Palomar Airport, 1985). The Federal Aviation Administration states that six airplane crashes in the past ten years is not excessive. (J. Hull, Federal Aviation Administration, Montgomery Field, San Diego, California, August 1985).

6.0 TRAFFIC HAZARDS

As of June 1985, the City of San Marcos contained approximately 90.6 miles of asphalt-surfaced streets. The Public Works Department is responsible for street maintenance. Generally, the streets are in good condition; however, the widths of the streets vary, even along the same street.

According to the San Marcos Engineering Division, the main cause of reported traffic accidents is right-of-way violations. Streets that have had the most reported accidents include: San Marcos Boulevard at the intersections of Rancho Santa Fe Road, Grand Avenue, and Highway 78 at the off-ramp; Rancho Santa Fe Road at the intersection of Descanso Avenue; and, Mission Road, west of Mulberry Drive. Unsafe speeding violations and driving under the influence of alcohol or drugs are secondary causes of traffic accidents.

7.0 HAZARDOUS MATERIALS

The San Marcos Code regulates "Disclosure of Hazardous Materials" (Article VI, Sections 13-95 et seq.) through a program administered by the County of San Diego, Division of Environmental Health Protection, defined as the "Designated Agency". The program is intended to provide basic information on the location, type, quantity, and health risks of hazardous materials used, stored, or disposed of in the City, in order to assist firefighters, health officials, health care providers, planners, elected officials and residents in meeting their responsibilities for the health and welfare of the community. In addition, the program recognizes the community's need for basic information on the use and disposal of hazardous material in the City.

The disclosure program requires the Designated Agency to identify potential users of hazardous materials. All users or handlers of hazardous materials must prepare a Material Safety Data Sheet (M.S.D.S.) listing the maximum amount of each hazardous substance used over the course of a year, giving proof that the necessary permits have been obtained, and providing emergency response information. The Designated Agency may require additional information, including a hazardous materials incident contingency plan, and must keep this information in a public file for at least thirty years. The City has established a fee schedule to recover the costs of operating the disclosure program (Resolution No. 85-2186).

San Diego County also has adopted a Hazardous Waste Surveillance Ordinance, which requires all businesses that produce, store, or dispose of hazardous material to obtain an operating permit from the County Hazardous Materials Management Unit. Under this ordinance, County hazardous waste specialists monitor waste storage, treatment, transportation, and disposal, and can initiate enforcement measures when needed.

The County Underground Hazardous Materials Storage Tank Ordinance requires owners and operators of underground hazardous materials storage tanks to obtain an operating permit from the County Hazardous Materials Management Unit. Owners also must submit annual

operating reports and must report any unauthorized release of hazardous substances to the Hazardous Materials Management Unit and to the State Water Resources Control Board within 24 hours. The intent of the law is to protect public health and the environment from groundwater contamination resulting from releases of hazardous materials.

The Unified San Diego County Hazardous Materials Emergency Response Program was prepared by the Unified Disaster Council of San Diego County to assist those jurisdictions involved in hazardous materials. The program involves trained personnel from the City of San Diego Fire Department and the County of San Diego Hazardous Materials Management Unit, and three emergency response vehicles used by these trained specialists for responding to emergencies involving hazardous material throughout the County and participating cities.

The San Marcos landfill is a Class III landfill, which may accept wastes that do not contain toxic substances. The San Diego County Environmental Health Department, which is the Local Enforcement Agency for the landfill, states that the landfill is operated in a generally acceptable manner. (David Marx, San Diego County Health Department). The Solid Waste Management designation in the Questhaven/La Costa Meadows Community Plan would permit the construction of a resource recovery facility. Hazardous wastes shall not be processed at any such facility. To prevent unauthorized deliveries of hazardous or toxic substances, a screening and disposal process should be implemented.

8.0 SOLID WASTE MANAGEMENT FACILITIES

The 219-acre San Marcos landfill is owned by San Diego County and is located in the Questhaven/La Costa Meadows Community. In 1986, over 833,600 tons of refuse were disposed of at the landfill. The Questhaven/La Costa Meadows Community Plan designates a Solid Waste Management area, in which one of each of the following uses would be permitted: sanitary landfill, resource recovery, defined as waste processing and materials separation in conjunction with energy recovery; recycling operation; methane gas recovery, with accessory electricity generation; and composting. A "Limited Use" area has been designated around the Solid Waste Management area, in order to reduce the impacts of solid waste management facilities on incompatible uses.

Health and safety impacts of improperly regulated and operated solid waste management facilities may result from the inappropriate disposal of waste, such as the disposal of hazardous waste at an improper facility; inadequate treatment of wastes prior to disposal; improper operating procedures at the disposal facility; and inadequate closure and post-closure monitoring of inactive disposal

facilities. Another potential cause of health and safety impacts is upset conditions created by an accident or natural disaster, such as an earthquake.

If solid waste management facilities are designed, constructed, and operated to meet or exceed Federal, State, County and City regulations, however, potential health and safety risks should be insignificant. The San Diego Department of Health Services, Environmental Health Division has been designated as the Local Enforcement Agency (LEA) for San Diego County solid waste management facilities. County inspectors make periodic inspections of solid waste management facilities to insure compliance with regulatory requirements.

According to the LEA, the San Marcos Landfill is generally operated in an acceptable manner and does not appear to be creating any significant health or safety hazards. The City has received periodic complaints concerning noise, illegal dumping, and seagulls. Final grading closure plans for the landfill have already been submitted and should be evaluated prior to closure to ensure compliance with State requirements.

The potential for the Solid Waste Management area to experience severe groundshaking is limited by the absence of local faults. The maximum credible earthquake for the closest fault, the Elsinore Fault, is 7.3. This condition is common throughout California and should not represent a significant design problem. Although earthquake-related ground shaking or ground rupture beneath a landfill can potentially rupture waste cell construction and permit water to enter the refuse, the 1977 EIR prepared for the San Marcos landfill determined that there were no significant geologic hazards at the project site.

9.0 HEALTH CARE

San Marcos is served by two hospitals: Tri-City Hospital, located in Oceanside, with a service capacity of 360 beds; and Palomar Hospital, located in Escondido, with a service capacity of 300 beds. Each hospital provides emergency medical treatment as well as conventional treatment, community services and preventive medicine. Their community services are to educate and inform the general public with programs such as cardio-pulmonary resuscitation, childbirth education, exercise classes, and lectures on dietetics and smoking.

Emergency medical treatment is available from a privately owned and operated urgent care center. Emergency medical technicians and firefighters employed by the San Marcos Fire Protection District also provide emergency medical treatment. Private ambulance service is on call seven days a week, 24 hours a day and can respond to a

medical emergency in any part of the City within seven minutes. An additional emergency medical service, Life Flight, is available through the University of California, San Diego Medical Center. Life Flight, a helicopter with extensive equipment and a medical flight team, provides immediate care upon arrival.

10.0 VECTOR CONTROL

Pursuant to Sections 450 and 476 of the Health and Safety Code, the City of San Marcos has entered into an agreement with San Diego County providing for the enforcement of public health regulations by San Diego County health officers. The County is responsible for ensuring that vector control meets statutory and other requirements.

11.0 DISASTER PREPAREDNESS AND EMERGENCY PLANNING

The City has adopted the San Marcos Emergency Plan, prepared by San Diego County Office of Disaster Preparedness and incorporated herein by reference. The Emergency Plan designates the responsibilities of local personnel in the event of an emergency resulting from flooding, uncontrolled wildfires, earthquakes, civil disturbances, accidental chemical or hazardous waste spills, or state of war. The purposes of the Emergency Plan include: providing a basis for the conduct and coordination of operations and the management of critical resources during emergencies; establishing a mutual understanding of the authority, responsibilities, functions, and operations of government during emergencies; and providing a basis for incorporating into the San Marcos emergency organization those non-governmental agencies and organizations having resources available to meet foreseeable emergency requirements.

The Emergency Plan is designed to accomplish the following objectives: saving lives and protecting property; providing for the continuity of government; providing a basis for direction and control of emergency operations, and repairing and restoring essential systems and services. The City is responsible for conducting emergency operations within its boundaries.

The City also has adopted a Safety Overlay Zone, which applies to the following areas: steep or unstable slopes; floodplains; and land through which the preservation of an easement is necessary to provide improved flood channels and/or underground facilities, which could endanger the public's health, safety and welfare.

12.0 SAFETY ELEMENT GOALS, POLICIES, AND IMPLEMENTING POLICIES

Goal: To minimize injuries, the loss of life, and property damage resulting from hazards within the planning area.

Policy 1:

Minimize damage from seismic and geologic hazards.

Implementing Strategy 1.1: Require investigation performed by a qualified engineering geologist for all development proposals on sites suspected of having geologic hazards, such as unstable slopes, landslide areas, groundshaking, liquefaction, and structural hazards.

Implementing Strategy 1.2: Require development in areas with geological hazards to use appropriate construction techniques recommended by a registered engineer.

Implementing Strategy 1.3: Establish and implement standards for grading and construction that provide for the mitigation of potential geological hazards.

Policy 2:

Minimize damage from flood hazards.

Implementing Strategy 2.1: Update inundation studies to evaluate flow in the event of a rupture of the San Marcos County Water District earth dam and of the Lake San Marcos Dam, and avoid the placement of buildings in affected areas.

Implementing Strategy 2.2: Establish emergency evacuation procedures in the event of a failure to the South Lake or Lake San Marcos Dam.

Implementing Strategy 2.3: Identify flood hazard areas along San Marcos Creek and its tributaries and apply protective measures where necessary, including the designation of low intensity land uses within the 100-year floodplain.

Implementing Strategy 2.4: Develop a Flood Control Management Program, to ensure that major natural watercourses will be kept clear of debris and refuse that can restrict the flow of water.

Implementing Strategy 2.5: Require the use of innovative site design strategies within the 100-year floodplain, to minimize flood hazards, maintain the natural character of waterways, and maximize the use of water as a design feature.

Implementing Strategy 2.6: Require all development proposed within floodplain areas to undergo site plan review, which should ensure that structures are elevated at least one foot above the 100-year flood level.

Implementing Strategy 2.7: Require all proposed projects which would modify the configuration of any floodway to submit a report, prepared by a qualified hydrologist, analyzing potential effects on down stream and upstream properties and on the flood-carrying characteristics of the stream.

Implementing Strategy 2.8: Prepare a public facilities plan which provides for improvements to drainageways and flood control facilities.

Implementing Strategy 2.9: Prohibit additions or expansions to existing structures in the 100-year floodplain, unless the applicant can show that the addition or expansion would not increase flood hazards.

Implementing Strategy 2.10: Prohibit the location of critical emergency uses (hospitals, fire stations, police stations), public administration buildings, and schools in flood hazard areas.

Policy 3:

Minimize damage from fire hazards.

Implementing Strategy 3.1: Implement Building and Fire Codes and Zoning Regulations that reduce fire spread and hazards, updating to newest codes every three years.

Implementing Strategy 3.2: Approve proposed developments only upon a showing that there is adequate fire flow and water pressure, 500 GPM to 2500 GPM, or otherwise fire sprinkler all buildings.

Implementing Strategy 3.3: Maintain and enforce existing weed abatement ordinance in the wildland areas as well as established open space areas near development of all kind.

Implementing Strategy 3.4: Continue and maintain all Mutual and Automatic Aid agreements to improve service levels.

Implementing Strategy 3.5: Establish and adopt detailed development standards as they relate to fire protection to insure adequate fire response.

Policy 4:

Minimize damage from criminal activities.

Implementing Strategy 4.1: Evaluate the cost-effectiveness of establishing a San Marcos Police Department as the City's population increases.

Implementing Strategy 4.2: Establish the timing and feasibility of constructing a civic center to house a City police department, as well as other public service agencies or users.

Implementing Strategy 4.3: Encourage citizen participation in the Neighborhood Watch Program.

Implementing Strategy 4.4: During development review, require the implementation of "defensible space" design features (for example, more than one entrance, adequate lighting, visibility of open space areas for dwellings) where feasible.

Policy 5:

Minimize damage from airport hazards.

Implementing Strategy 5.1: Coordinate with entities with jurisdiction over local airports to minimize aircraft hazards from existing and future airports and airport expansions.

Policy 6:

Minimize damage from traffic hazards.

Implementing Strategy 6.1: Implement traffic control devices and other street design measures along arterials and collector streets to regulate, warn and guide traffic, bicycle and pedestrian movement.

Implementing Strategy 6.2: Require separate pedestrian walkways, equestrian trails and bike paths, where appropriate, in residential, industrial, commercial and recreational centers to ensure public safety.

Implementing Strategy 6.3: Reduce random conflicting traffic movements and reduce right-of-way violations by replanning entrances and exits along roadways in association with the implementation of other traffic control devices, including the utilization of center medians, left turn pockets, and signalized intersections.

Policy 7:

Minimize damage from hazardous materials.

Implementing Strategy 7.1: Limit and control the manufacture, storage or use of hazardous materials in San Marcos through the development review process and the Hazardous Materials Disclosure regulation.

Implementing Strategy 7.2: Implement a Household Toxics Disposal Program.

Implementing Strategy 7.3: Designate routes for the transportation of hazardous materials, in compliance with Federal and State regulations.

Policy 8:

Minimize damage from the operation of solid waste management facilities.

Implementing Strategy 8.1: For all existing and future solid waste management facilities, apply and enforce all applicable Federal, State, County and City regulations and requirements regarding construction, operation and closure.

Implementing Strategy 8.2: Ensure that the San Diego County Environmental Health Department continues to conduct regular inspections of existing and future solid waste management facilities, and respond to complaints regarding facility operation.

Implementing Strategy 8.3: Prohibit incompatible land uses within an identified impact area of existing or planned solid waste facilities and/or operations.

Implementing Strategy 8.4: Require the periodic removal of materials recovered in conjunction with the operation of any permitted recycling or resource recovery operation.

Implementing Strategy 8.5: Prohibit the construction of new permanent buildings on landfilled materials.

Implementing Strategy 8.6: Require a comprehensive geotechnical and soils analysis to be performed prior to the construction of any solid waste management structure.

Implementing Strategy 8.7: Require all applications for new or expanded solid waste management facilities to comply with the requirements of the San Marcos Fire Protection District.

Implementing Strategy 8.8: Conduct regular fire safety inspections at all solid waste management facilities; if this is not feasible due to a shortage of fire inspectors, investigate possible methods to contract for this service or hire an additional inspector.

Implementing Strategy 8.9: Require the handling, storage, transportation, and disposal of any hazardous or potentially hazardous material mistakingly brought to the project site in a manner consistent with the requirements of the San Diego County Environmental Health Department.

Implementing Strategy 8.10: Require all permanent solid waste management structures to be designed to withstand the maximum probable earthquake event, or "design" earthquake.

Implementing Strategy 8.11: Review final grading closure plans for the landfill prior to closure of the landfill, to ensure compliance with State requirements.

Policy 9:

Provide sufficient health care facilities to serve the community.

Implementing Strategy 9.1: Develop programs and standards to evaluate the adequacy of medical services.

Implementing Strategy 9.2: The City shall determine the feasibility of developing a paramedic response unit under the supervision of the San Marcos Fire Protection District.

Implementing Strategy 9.3: Encourage the establishment of a 24-hour emergency care center.

Policy 10:

Minimize damage from vector infestations.

Implementing Strategy 10.1: Coordinate with San Diego County Health Department and San Diego County Agricultural Department to control vectors related to agricultural activities.

Implementing Strategy 10.2: Establish a program to manage the migration of vectors from the San Marcos landfill.

Policy 11:

Minimize damage from natural and manmade disasters.

Implementing Strategy 11.1: Revise the San Marcos Emergency Plan at five-year intervals or as deemed necessary by the City Council.

Implementing Strategy 11.2: Undertake periodic disaster exercises, in cooperation with appropriate State and Federal agencies.

San Marcos GENERAL PLAN

GEOTECHNICAL CONDITIONS

- AREAS OF POTENTIAL LIQUEFACTION
- AREAS PRONE TO INSTABILITY
- SUSPECTED LANDSLIDE AREA
- STABLE AREAS

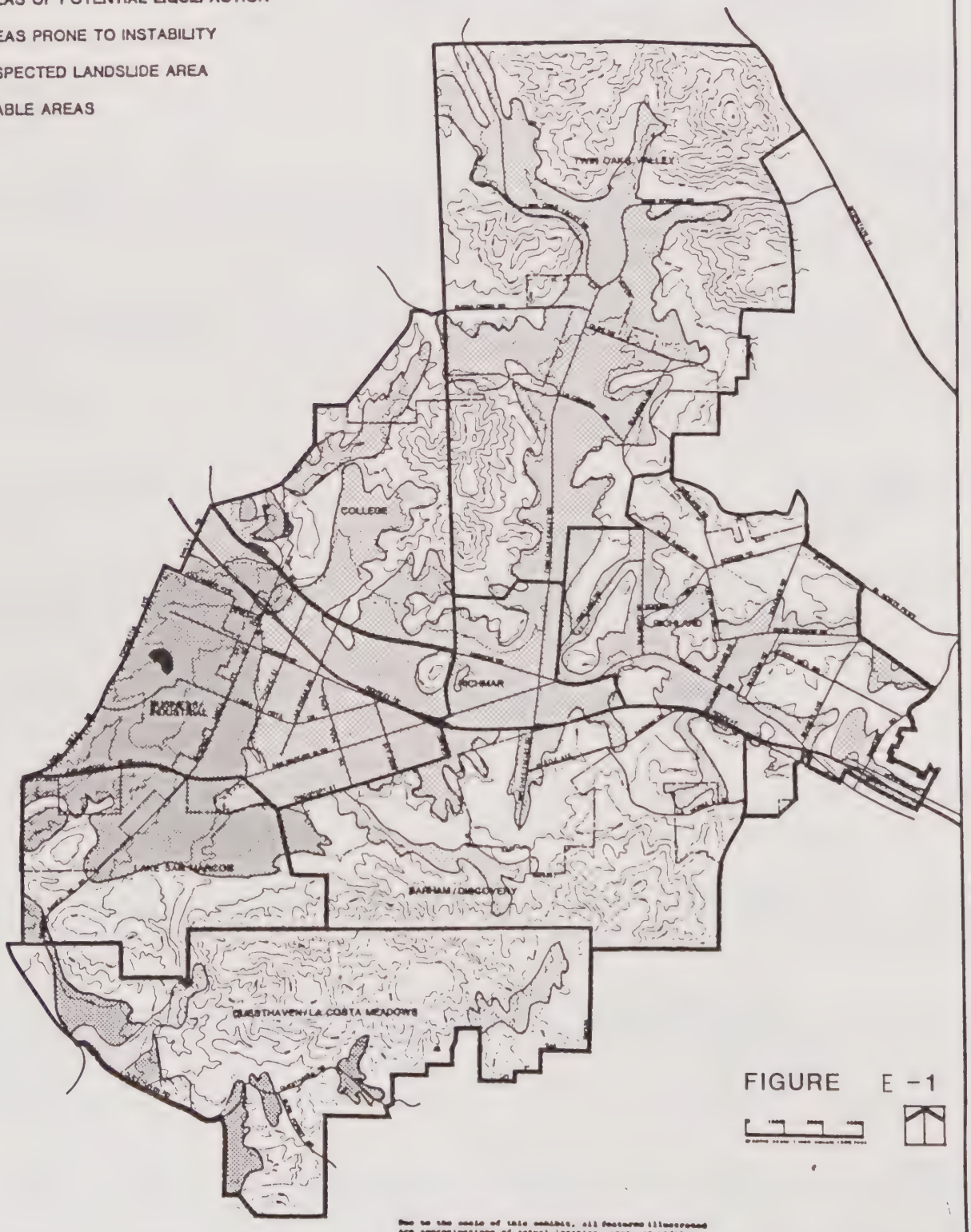


FIGURE E-1

Due to the scale of this exhibit, all features illustrated are approximations of actual location, area, or width. Detailed information should be obtained from the Department of City Planning.

TABLE E-1

RECOMMENDED GEOTECHNICAL STUDIES PER LAND USE

		TYPE OF DEVELOPMENT/LAND USE	RECOMMENDED GEOTECHNICAL STUDIES
GENERALLY INCREASING "ACCEPTABLE RISK"	I	Critical facilities: hospitals fire and police facilities emergency communication facilities power generating stations (including nuclear) schools churches large or highrise buildings other high occupancy structures (civic buildings large commercial structures) critical transportation elements (bridges, over-passes, major roads) dams Resource Recovery/Methane Extraction Facilities	Geologic reconnaissance Geologic/Soils investigation Seismic study
	II	Structures with relatively lower occupancy: Residential (single-family units, apartments, etc.) Small commercial and industrial structures Minor public structures	Geologic reconnaissance Geologic/Soils investigation
	III	Land uses relatively insensitive to geologic or seismic risk: Agriculture Managed mineral resource development Golf course Parks Other open space Landfill areas (landfill areas may require detailed geologic study for environmental considerations)	Geologic reconnaissance



NOISE

F. NOISE ELEMENT

Purpose

The objective of the Noise Element is to protect the health and welfare of the community by promoting community development which is compatible with noise standards. The Noise Element includes implementation measures and possible solution to existing and forseeable noise problems, and shall serve as a guideline for compliance with State noise insulation standards.

1.0 NOISE MEASUREMENT

Noise levels, defined as the combination of ambient (background) noise and local noise sources, can be measured in terms of intensity and duration. The intensity, or loudness, of a sound is the amount of sound pressure which the human ear feels above and below atomospheric pressure. Intensity is measured on a logarithmic scale called the decibel (dB), which ranges from OdB, the threshold of human hearing, to 140 dB, the threshold of pain. A 3 dB change in noise level is barely detectable to the human ear, a 5 dB change is readily noticeable, and a 10 dB change is perceived as a doubling of loudness.

A-weighted sound levels correlate with the way the human ear "hears" sound and compensates, using a weighting of frequencies, for the fact that human hearing is less sensitive at low frequencies and extreme high frequencies than in the mid-frequency range. Unless otherwise noted, all sound levels referred to in the Noise Element are A-weighted sound levels, expressed in decibels as dBA.

The time-varying character of noise can be described using various statistical descriptors. L10 represents that noise level which is exceeded 10% of the time and is considered a good measure of the maximum noise averaged over a given period; L50 represents the median noise level; L90 is used to describe background noise levels; Leq is a good overall description of average noise which can be used to describe any time period but is particularly useful in describing the change in noise level of a single activity, for example, traffic, volumes; Ldn accounts for the difference in response of people to daytime and nighttime noises by weighting noise levels generated during the nighttime when background noise is generally less and people are more sensitive to noise events. Each nighttime noise event is multiplied by a factor of 10, which is approximately equal to a doubling in perceived loudness, to compensate for people's increased sensitivity during nighttime hours. Ldn was used to develop the noise exposure levels shown by Tables F-1 and F-2.

Several methods were used to quantify existing and projected noise levels in San Marcos. Previous acoustical studies were reviewed and are listed in the Reference section of this document. Existing noise levels were also monitored using a Metrosonics dB-307 Noise Dosimeter and Integrating Sound Level Meter. Noise levels were also calculated using the Wyle Methodology (Wyle, 1973).

2.0 CITY NOISE POLICIES

The City noise ordinance (No. 71-195; San Marcos Code, Article II, Section 17-18 et seq.) prohibits loud, annoying, or unnecessary noises. Pursuant to general plan policies, the City has used specific noise standards adopted by San Diego County. The County Ordinance limits noise in residential areas with a density of less tha 11 du/ac to 50 dB(A) Leq between the hours of 7 a.m. and 10 p.m. and 45 dB(A) Leq between the hours of 10 p.m. and 7 a.m. Residential land uses with a density of 11 or more du/ac are limited to 55 dB(A)Leq between 7 a.m. and 10 p.m. and 50 dB(A) Leq between the hours of 10 p.m. and 7 a.m. Noise limits for commercial and industrial zones vary from 55 dB(A) to 75 dB(A).

3.0 EXISTING NOISE LEVELS

3.1 Traffic

Traffic represents the most significant noise source in San Marcos. Factors influencing noise levels associated wtih traffic include volumes of traffic, speeds, percent of truck traffic and topography. Table F-1 shows existing traffic noise levels; Table F-2 shows traffic noise levels at buildout.

3.1.1 Highways and Freeways

State Route 78, the Anza Freeway, is the only highway or freeway within the San Marcos City limits. Route 78 traverses San Marcos in an east-west direction, roughly bisecting the City in half. Noise generated on Route 78 affects land uses within the Business/ Industrial District, Richmar Neighborhood, Barham/Discovery Community and Richland Neighborhood of San Marcos. Using the Wyle Methodology, existing noise contours were calculated for Route 78. The 60 dB Ldn contour was determined to extend 440 to 562 feet from the center of the outside traffic lane of Route 78. Route 78 noise levels increase from west to east due to higher traffic volumes on Route 78 in the eastern areas of the City.

3.1.2 Prime Arterials and Major Local Streets

Major roads in the City of San Marcos, include Mission Road, Twin Oaks Valley Road, Rancho Santa Fe Road, San Marcos Boulevard,

Deer Springs Road, Richland Road, Nordahl Road and Route 78. San Marcos Boulevard is classified as a "Prime Arterial". Secondary arterials are also designated on numerous streets throughout the City. Existing noise contours for each of these roads were calculated and are described by Table F-1.

3.2 Railroad Operations

The Atchison, Topeka and Santa Fe (AT&SF) Railroad traverses the City south of and parallel to Mission Road. Approximately two trains pass through the City per day and occasionally stop for local industry. Noise measurements revealed that the 60 dB CNEL noise contour for railroad operations extends 22 feet from the center of the tracks, which is within the railroad right-of-way (City of San Marcos, 1983). Single event noise levels increase temporarily during train pass-bys. However, on the 24-hour CNEL scale, railroad operations do not significantly affect the ambient noise environment of San Marcos.

3.3 Aircraft Operations

Palomar Airport is a general aviation airport located near the intersection of Palomar Airport Road and El Camino Real in the City of Carlsbad. Palomar Airport served 197,290 operations during 1984 (an operation includes one takeoff or one landing). The airport has an estimated 1990 capacity of 435,000 operations (Severson, 1985).

The City of San Marcos is located entirely outside of the present and future 65 dB(A) CNEL noise contour for Palomar Airport, and therfore, airport operations do not significantly affect the ambient noise environment of San Marcos.

3.4 Waste Management

Noise associated with the County-operated San Marcos Landfill is generated by trucks traveling to, from and within the landfill site and by scrapers, compactors and graders used at the landfill. Tables F-1 and F-2 describe the existing and future noise contours for traffic along Rancho Santa Fe and Questhaven Roads, based upon surrounding land uses and inter-regional traffic. An acoustical analysis concluded that noise associated with operation of the landfill did not exceed 60 dB(A) at nearby residential areas.

3.5 Other Stationary Noise Sources

Another source of noise in the vicinity of San Marcos is the Carlsbad Raceway. The Carlsbad Raceway is located on Palomar Airport Road approximately one mile west of the San Marcos City limits. Sports car racing events occur on the raceway, primarily on the weekends. A curfew of 10:00 p.m. on weekdays and 10:30 p.m. on weekends is enforced by the City of Carlsbad.

As outlined in Carlsbad Planning Commission Resolution No. 2151, noise generated by Carlsbad Raceway activities must not exceed 65 dB(A) Single Event Level (SEL) at 2,000 feet from the boundary of the raceway. On a 24-hour CNEL index, this noise level would be much lower than 65 dB(A) CNEL. This noise regulation is enforced by the Carlsbad Land Use Planning Manager. Due to the distance of the raceway from the City of San Marcos and currently applicable noise regulation, raceway activities do not generate noise levels above 60 dB(A) CNEL in the City of San Marcos. Thus, noise generated by Carlsbad Raceway activites are not considered incompatible with existing land uses within San Marcos.

4.0 NOISE EXPOSURE AND SENSITIVE RECEPTORS

The primary noise-sensitive land use in the City of San Marcos is residential land use. Libraries, churches and some passive parks and recreation areas also represent noise sensitive land uses (see Figure E-1 in the Safety Element). Relatively insensitive uses, for comparison, include business, commercial and professional developments. Insensitive noise receptors included are manufacturing utilities, undeveloped land, parking lots, and warehouses. Refer to Table F-3 for Development Standards for Noise.

4.1 Residential Noise Exposure Inventory

Noise contours were superimposed over aerial photographs of the City of San Marcos to determine an existing noise exposure inventory. Single family homes were counted and multi-family residences were estimated based on acreage and density. The affected population was determined based on standard population rates (2.76 persons per household, existing densities). Based on these sources, it was estimated that 9,323 residents are currently subject to noise levels above 60 dB(A) CNEL or more.

To assess the noise exposure for future conditions, the noise contours were superimposed on the San Marcos General Plan community land use maps. The acreage of residential areas falling within noise impacted areas was determined. The maximum number of potentially affected units was then assessed by determining the maximum allowable density and muliplying these assessments by expected population rates (2.76 persons per household, 85 percent of buildout). Based on these assumptions, 36,100 residents are expected to be subject to adverse noise levels upon buildout of the community.

4.2 Mitigation of Residential Noise Exposure

Several techniques are commonly used in typical California light frame residential construction to reduce noise

by 10 to 20 dB(A). These methods generally involve one or more of the following: (1) utilization of heavy weather-stripped exterior doors; (2) fixed, sealed double windows, requiring forced air ventilation or air conditioning in rooms with sealed windows; (3) elimination of baffling or openings through exterior walls, including wall air conditioning units, mail slots, and attic and crawl spaces; and (4) adding materials to certain wall and ceiling surfaces, especially beamed ceiling where no attics exist.

Table F-3 provides examples of noise reduction implementation measures. Other forms of mitigation include overall project design features such as setback of units away from noise source, position of patios and play areas adjacent to noise impacted areas, and creation of noise barriers.

4.3 Community Noise Sensitive Receptors

Monitoring of schools in San Marcos was performed to determine the level of noise exposure. Based on this analysis, it was determined that the following schools are currently exposed to potentially adverse exterior noise levels: Richland Elementary School, New Horizons High School; and San Mar cos Elementary School. Interior noise measurements were not conducted.

5.0 NOISE ELEMENT GOALS, POLICIES AND IMPLEMENTING STRATEGIES

Goal 1: To reduce noise to acceptable levels throughout the community.

Policy 1: Design roadways to reduce noise levels in adjacent areas.

Implementing Strategy 1.1: Require berms, embankments, landscaping, soundwalls, and other noise reduction techniques as conditions of development approval where necessary to reduce noise to acceptable levels.

Implementing Strategy 1.2: Enforce motor vehicle laws and standards related to traffic flow and speed, in order to reduce noise along roadways experiencing high noise levels.

Implementing Strategy 1.3: Establish and maintain truck routes away from noise-sensitive receptors.

Implementing Strategy 1.4: Adopt legislation reducing speed limits in noise-sensitive areas.

Policy 2: Work with other agencies and jurisdictions to reduce noise levels generated by railways, airports, roadways, and stationary noise sources.

Implementing Strategy 2.1: Continue to monitor the noise levels of railroad operations, and consider acoustical impacts when reviewing land use projects adjacent to the railroad to assure compatibility with noise levels.

Implementing Strategy 2.2: Continue to work with the City of Carlsbad to discourage any further expansion of the facilities of Palomar Airport or intensification of operation beyond that already planned in the airport's master plan.

Implementing Strategy 2.3: Continue to monitor the noise levels of other stationary noise sources, such as the Carlsbad Raceway, and coordinate with appropriate agencies to ensure that these sources do not have adverse impacts on San Marcos.

Implementing Strategy 2.4: Coordinate with CalTrans to reduce noise from existing roadways and ensure the consideration of noise impacts when designing and locating proposed facilities.

Policy 3: Ensure that noise from solid waste management activities does not exceed acceptable levels.

Implementing Strategy 3.1: Require solid waste management facilities to operate at acceptable noise levels by imposing conditions on all Conditional Use Permits.

Implementing Strategy 3.2: Implement a review process to ensure that all solid waste management facilities are operating at the noise levels required by their Conditonal Use Permits or other applicable regulations.

Implementing Strategy 3.3: Require operators of solid waste management facilities to inform area residents within a one-mile radius of the blast site if blasting operations are required for site preparation, landfill expansion, cover material acquisition, or any other purpose, and to provide a tentative blasting schedule.

Implementing Strategy 3.4: Require all solid waste management site preparation activities to be conducted on weekdays between the hours of 7:00 a.m. and 7:00 p.m., except with the prior written approval of the Planning Director.

Policy 4: Establish noise standards for noise-sensitive receptors in the City's noise ordinance.

Implementing Strategy 4.1: Establish 60 dB(A) CNEL as the acceptable outdoor noise exposure level for rural and single family residential areas.

Implementing Strategy 4.2: Establish 60 dB(A) CNEL as the acceptable outdoor noise exposure level for schools, libraries, churches, hospitals, nursing homes, parks and recreation areas.

Implementing Strategy 4.3: Establish 65 dB(A) CNEL as the acceptable outdoor noise exposure level for multi-family residential areas.

Implementing Strategy 4.4: In the event that outdoor acceptable noise exposure levels cannot be reached by various noise attenuation mitigation measures, prohibit indoor noise levels from exceeding 45 dB(A) CNEL.

Implementing Strategy 4.5: Require the preparation of acoustical studies prior to the approval of projects which may expose noise-sensitive receptors to noise levels exceeding these standards, impose mitigation measures to ensure that the City's noise standards are met, and specify conditions under which higher noise levels may be acceptable.

Policy 5: Ensure that the construction and future developments will minimize interior and exterior noise levels.

Implementing Strategy 5.1: Require the use of noise evaluation in environmental impact reports.

Implementing Strategy 5.2: Utilize the development and compatibility standards for noise identified on Table F-3 when determining environmental impacts of projects.

Implementing Strategy 5.3: Establish planning guidelines for noise control for the exterior and interior living space of all new residential developments within noise-impacted areas defined as areas exceeding the standards set forth by Policy 4.

Policy 6: Utilize land use controls to reduce noise from sources adjacent to residential areas and recreational and community facilities.

Implementing Strategy 6.1: Utilize noise contour maps to evaluate the effect of development proposals on the noise environment of existing or planned contiguous uses.

Implementing Strategy 6.2: Where feasible, require a buffer between industrial uses and residential areas, recreational uses, and community facilities.

TABLE F-1

EXISTING TRAFFIC NOISE LEVELS (Ldn)
DISTANCE FROM CENTERLINE OF OUTSIDE
TRAFFIC LANE TO CONTOUR VALUE IN FEET

LOCATION	dB(A) Ldn 75	70	65	60
SH-78/West of I-15	48	113	226	557
SH-78/West of Nordahl	46	107	259	540
SH-78/East of Twin Oaks	49	115	272	562
SH-78/East of San Marcos	45	103	248	520
SH-78/East of Las Posas	32	83	196	440
SH-78/East of Rancho Santa Fe	32	83	196	440
SH-78/West of Rancho Santa Fe	41	93	232	505
Twin Oaks/South of Myrtle	0	0	0	0
Twin Oaks/South of SH-78	--	--	7	59
Twin Oaks/South of San Marcos	--	--	55	134
Twin Oaks/South of Mission	--	--	54	130
Twin Oaks/South of Borden	--	10	61	150
Twin Oaks/South of Rose Ranch	--	10	61	150
Twin Oaks/South of Buena Creek	--	10	61	150
Twin Oaks/North of Questhaven	0	0	0	0
Nordahl/South of Mission	0	0	0	0
Nordahl/South of SH-78	--	--	49	115
Nordahl/North of SH-78	--	--	48	113
Nordahl/South of Rock Springs	--	--	42	99
Nordahl/South of Rose Ranch	--	--	15	66
Las Posas/North of San Marcos	--	7	59	142
Las Posas/North of Linda Vista	--	7	59	142
Las Posas/South of SH-78	--	7	59	142
Las Posas/South of Mission	--	7	59	142
Las Posas/South of Borden	0	0	0	0
Las Posas/North of Borden	0	0	0	0
Rancho Santa Fe/South of San Marcos	17	49	115	272
Rancho Santa Fe/South of Linda Vista	14	45	105	255
Rancho Santa Fe/South of Grand	20	52	122	287
Rancho Santa Fe/South of SH-78	27	55	134	305
Rancho Santa Fe/South of Mission	--	33	85	201

Note: -- indicates that the noise contour is less than 50 feet from the centerline of the nearest outside traffic lane.

TABLE F-1 (Cont'd.)

EXISTING TRAFFIC NOISE LEVELS (Ldn)
DISTANCE FROM CENTERLINE OF OUTSIDE
TRAFFIC LANE TO CONTOUR VALUE IN FEET

LOCATION	dB(A) Ldn 75	70	65	60
Mission/West of Rancho Santa Fe	--	27	78	186
Mission/West of Las Posas	--	27	78	186
Mission/West of Knoll	--	35	86	217
Mission/West of Twin Oaks	--	33	84	201
Mission/West of Mulberry	--	34	86	205
Mission/West of Bennett	--	14	64	155
Mission/West of Nordahl	--	23	77	185
Mission/East of Nordahl	--	15	65	158
San Marcos/West of Rancho Santa Fe	--	45	105	255
San Marcos/West of Las Posas	--	48	113	266
San Marcos/West of Via Vera Cruz	--	51	121	283
San Marcos/West of Myrtle	--	54	130	303
San Marcos/West of SH-78	--	41	91	227
San Marcos/West of Twin Oaks	--	32	83	196
Grand/Myrtle/Barham/East of Rancho Santa Fe	--	9	60	143
Grand/Myrtle/Barham/East of Las Posas	--	--	43	99
Grand/Myrtle/Barham/West of San Marcos	--	--	45	103
Grand/Myrtle/Barham/West of Twin Oaks	0	0	0	0
Grand/Myrtle/Barham/West of Bougher	--	--	--	46
Grand/Myrtle/Barham/West of Nordahl	--	--	41	91
Bennett/North of Mission	--	--	27	78
Bennett/South of Rock Springs	--	--	27	78
Bennett/South of Borden	--	--	6	58
Borden/East of Las Posas	0	0	0	0
Borden/East of Palomar	0	0	0	0
Borden/East of Twin Oaks	0	0	0	0
Borden/East of Mulberry	--	--	20	70
Borden/East of Rose Ranch	--	--	39	90
Rose Ranch/East of Twin Oaks	0	0	0	0
Rose Ranch/East of Mulberry	--	--	--	21
Rose Ranch/East of Borden	--	--	--	21

Note: -- indicates that the noise contour is less than 50 feet from the centerline of the nearest outside traffic flow.

TABLE F-1 (Cont'd.)

EXISTING TRAFFIC NOISE LEVELS (Ldn)
DISTANCE FROM CENTERLINE OF OUTSIDE
TRAFFIC LANE TO CONTOUR VALUE IN FEET

LOCATION	dB(A) Ldn 75	70	65	60
Mulberry/North of Mission	--	--	45	105
Mulberry/North of Borden	--	--	--	52
Mulberry/South of Rose Ranch	0	0	0	0
Bougher/South of SH-78	0	0	0	0
Bougher/South of Mission	0	0	0	0
Bougher/North of Rock Springs	--	--	--	42
Bougher/South of Borden	--	--	--	42
Rock Springs/East of Richland	0	0	0	0
Rock Springs/East of Bennett	--	--	20	70
Rock Springs/West of Nordahl	--	--	41	93
Rock Springs/East of Nordahl	--	--	41	93
Linda Vista/East of Rancho Santa Fe	0	0	0	0
Linda Vista/East of Las Posas	--	--	39	90
Linda Vista/East of Via Vera Cruz	--	--	16	67
Linda Vista/South of Grand	--	--	16	67
Discovery/South of San Marcos	--	--	48	113
Discovery/West of Via Vera Cruz	--	--	--	15
Discovery/West of Myrtle	--	--	--	--
Questhaven/West of Twin Oaks	0	0	--	0
Questhaven/West of Elfin Forest	--	--	--	46
Questhaven/East of Rancho Santa Fe	--	--	--	46
Deer Springs/West of I-15	--	--	32	83
Deer Springs/North of Buena Creek	--	--	32	83
Buena Creek/West of Deer Springs	--	--	28	80

Note: -- indicates that the noise contour is less than 50 feet from the centerline of the nearest outside traffic lane.

TABLE F-2

PROPOSED PROJECT AND ALTERNATIVE 2 NOISE CONTOURS
TRAFFIC NOISE LEVELS (LDN)
DISTANCE FROM CENTERLINE OF OUTSIDE TRAFFIC
LANE TO CONTOUR VALUE IN FEET

LOCATION	dB(A) Ldn 75	70	65	60
SH-78/West of I-15	95	240	507	905
SH-78/West of Nordahl	91	227	483	880
SH-78/East of Twin Oaks	89	218	477	871
SH-78/East of San Marcos	86	205	444	820
SH-78/East of Las Posas	78	186	428	780
SH-78/East of Rancho Santa Fe	73	180	400	760
SH-78/West of Rancho Santa Fe	80	193	430	785
Twin Oaks/South of Myrtle	60	143	340	660
Twin Oaks/South of SH-78	64	155	360	685
Twin Oaks/South of San Marcos	48	113	266	557
Twin Oaks/South of Mission	57	135	309	620
Twin Oaks/South of Borden	50	120	280	570
Twin Oaks/South of Rose Ranch	21	73	180	400
Twin Oaks/South of Buena Creek	15	65	158	360
Twin Oaks/North of Questhaven	17	68	165	390
Nordahl/south of Mission	---	50	120	280
Nordahl/south of SH-78	22	75	180	400
Nordahl/north of SH-78	42	95	240	507
Nordahl/south of Rock Springs	---	50	120	280
Nordahl/south of Rose Ranch	---	45	103	248
Las Posas/north of San Marcos	6	58	140	320
Las Posas/north of Linda Vista	---	54	128	300
Las Posas/south of SH-78	37	88	220	474
Las Posas/south of Mission	38	89	218	477
Las Posas/south of Borden	---	43	99	245
Las Posas/north of Borden	---	16	67	163

Note: Proposed project and Alternative 2 noise contours are substantially the same.

--- indicates that the noise contour is less than 50 feet from the centerline of the outside traffic lane.

TABLE F-2 (Cont'd.)

PROPOSED PROJECT AND ALTERNATIVE 2 NOISE CONTOURS
TRAFFIC NOISE LEVELS (LDN)
DISTANCE FROM CENTERLINE OF OUTSIDE TRAFFIC
LANE TO CONTOUR VALUE IN FEET

LOCATION	dB(A) Ldn 75	70	65	60
Rancho Santa Fe/south of San Marcos	43	99	245	520
Rancho Santa Fe/south of Linda Vista	41	93	232	505
Rancho Santa Fe/south of Grand	23	78	185	416
Rancho Santa Fe/south of SH-78	37	88	220	474
Rancho Santa Fe/south of Mission	17	68	165	390
Mission/west of Rancho Santa Fe	28	80	193	432
Mission/west of Las Posas	23	77	185	416
Mission/west of Knoll	32	83	196	440
Mission/west of Twin Oaks	19	72	171	395
Mission/west of Mulberry	47	130	290	605
Mission/west of Bennett	28	80	193	432
Mission/west of Nordahl	49	115	272	562
Mission/east of Nordahl	32	83	196	440
San Marcos/west of Rancho Santa Fe	49	115	272	562
San Marcos/west of Las Posas	41	93	232	505
San Marcos/west of Via Vera Cruz	41	91	227	483
San Marcos/west of Myrtle	51	121	283	585
San Marcos/west of SH-78	58	136	317	637
San Marcos/west of Twin Oaks	38	89	218	477
Grand/Myrtle/Barham/east of Rancho Santa Fe	---	19	72	171
Grand/Myrtle/Barham/east of Las Posas	---	52	122	287
Grand Myrtle/Barham/west of San Marcos	5	58	136	317
Grand/Myrtle/Barham/west of Twin Oaks	47	109	262	554
Grand/Myrtle/Barham/west of Bougher	9	60	143	340
Grand/Myrtle/Barham/west of Nordahl	---	41	93	232
Bennett/north of Mission	---	---	41	93
Bennett/south of Rock Springs	---	---	39	90
Bennett/south of Borden	---	---	24	78

Note: Proposed project and Alternative 2 noise contours are substantially the same.

--- indicates that the noise contour is less than 50 feet from the centerline of the outside traffic lane.

TABLE F-2 (Cont'd.)

PROPOSED PROJECT AND ALTERNATIVE 2 NOISE CONTOURS
TRAFFIC NOISE LEVELS (LDN)
DISTANCE FROM CENTERLINE OF OUTSIDE TRAFFIC
LANE TO CONTOUR VALUE IN FEET

LOCATION	dB(A) Ldn 75	70	65	60
Borden/east of Las Posas	---	16	67	163
Borden/east of Palomar	---	10	61	150
Borden/east of Twin Oaks	---	42	99	244
Borden/east of Mulberry	---	5	58	136
Borden/east of Rose Ranch	---	42	95	240
Rose Ranch/east of Twin Oaks	---	1	57	135
Rose Ranch/east of Mulberry	---	7	59	142
Rose Ranch/east of Borden	---	15	66	161
Mulberry/north of Mission	---	52	122	287
Mulberry/north of Borden	---	1	57	135
Mulberry/south of Rose Ranch	---	---	6	58
Bougher/south of SH-78	7	59	142	365
Bougher/south of Mission	12	63	153	3469
Bougher/north of Rock Springs	---	49	115	272
Bougher/south of Borden	---	37	88	220
Rock Springs/east of Richland	---	34	86	205
Rock Springs/east of Bennett	---	15	65	158
Rock Springs/west of Nordahl	---	1	57	135
Rock Springs/east of Nordahl	---	7	59	142
Linda Vista/east of Rancho Santa Fe	---	55	134	305
Linda Vista/east of Las Posas	---	42	99	244
Linda Vista/east of Via Vera Cruz	---	27	80	193
Linda Vista/south of Grand	---	23	77	185

Note: Proposed project and Alternative 2 noise contours are substantially the same.

--- indicates that the noise contour is less than 50 feet from the centerline of the outside traffic lane.

TABLE F-3

NOISE REDUCTION IMPLEMENTATION MEASURES

SOUND INSULATION FACTORS BY BUILDING TYPE AND WINDOW CONDITIONS

Building Type	Window Condition	Noise Reduction
All	Open	10 dB(A)
Light Frame	Ordinary Sash	
	Closed	20 dB(A)
	with Storm Windows	25 dB(A)
Masonry	Single Glazed	25 dB(A)
Masonry	Double Glazed	35 dB(A)

Source: County of San Diego

NOISE REDUCTION PROVIDED BY COMMON BUIDING CONSTRUCTION METHODS

Construction Type	Typical Occupancy	General Description	Range of Noise Reduction dB(A)
1	Residential, Commercial	Wood framing. Exterior stucco or wood sheathing. Interior drywall or plaster. Sliding glass windows. Windows partially open.	15 - 20
2	Same as 1, above	Same as 1, above, but windows closed.	25 - 30
3	Commercial, Schools	Same as 1, above, but windows are fixed 1/4 inch plate glass	30 - 35
4	Commercial	Steel or concrete framing. Curtainwall or masonry exterior wall. Fixed 1/4 inch plate glass windows.	30 - 40

The range depends upon the openness of the windows, the degree of seal and the window area involved.

Source: County of San Diego Noise Element.

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